NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Montopolis

CASE#: NPA-2023-0005.01 **DATE FILED**: November 13, 2023

PROJECT NAME: Montopolis-Fairway Mixed Use

PC DATES: August 13, 2024

July 23, 2024 July 9, 2024 June 11, 2024 May 28, 2024 April 23, 2024 March 26, 2024 February 27, 2024 January 23, 2024 December 12, 2023

ADDRESS/ES: 6202, 6204 Caddie Street; 1600, 1604, 1606, 1608, 1610, 1612, and

1614 Montopolis Drive; 6205, 6211, 6215 Fairway Street

DISTRICT AREA: 3

SITE AREA: 1.91 acres

OWNER/APPLICANT: 3rd Angle Developments LLC, 1614 Montopolis LLC, and Ben

S. Cobos

AGENT: 3rd Angle Developments, LLC (Joshua Brunsmann)

CASE MANAGER: Maureen Meredith PHONE: (512) 974-2695)

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family and Civic **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2024-0015

From: SF-3-NP and GR-NP

To: GR-V-DB90-NP (as amended on March 18, 2025)

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

CITY COUNCIL DATE:

September 12, 2024 ACTION: Postponed to October 24, 2024 at

the request of the Neighborhood. [J. Vela –

 1^{st} ; P. Ellis – 2^{nd}] Vote: 11-0.

October 24, 2024 ACTION: Indefinitely postponed at the

request of the Applicant. [Velasquez – 1st;

Harper-Madison – 2nd] Vote: 11-0

April 10, 2025 ACTION: Postponed to April 24, 2025 at the

request of the Applicant. [Qadri – 1st; Harper-Madison – 2nd] Vote: 11-0.

April 24, 2025 ACTION: Postponed indefinitely at the

request of the Applicant. [J. Vela-1st;

Fuentes -2^{nd} Vote: 11-0

October 9, 2025 ACTION: Postponed to November 20, 2025

at the request of the Neighborhood.

November 20, 2025 ACTION: (action pending)

PLANNING COMMISSION RECOMMENDATION:

August 13, 2024 - After discussion, approved for Mixed Use land use. [R. Johnson – 1^{st} ; J. Mushtaler – 2^{nd}] Vote: 9-2-1 [N. Barrera-Ramirez and G. Cox voted nay. A. Phillips abstained. P. Howard absent].

July 23, 2024 – Postponed to August 13, 2024 on the consent agenda at the request of Applicant. [A. Woods – 1st; R. Johnson – 2nd] Vote: 10-0-1 [C. Hempel absent. J. Mushtaler abstained from the consent agenda vote. G. Anderson abstained from Item #15. R. Johnson recused from Item #20].

July 9, 2024 – Postponed to July 23, 2024 at the request of the Neighborhood. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 7-0 [G. Cox, J. Mushtaler, and N. Barrera-Ramirez noted nay. P. Howard and A. Phillips absent].

June 11, 2024- Postponed to July 9, 2024 on the consent agenda at the request of Staff. [A. Azhar -1^{st} ; F. Maxwell -2^{nd}] Vote: 10-0 [J. Mushtaler off the dais. G. Cox and N. Barrera-Ramirez absent].

May 28, 2024 – Postponed to June 11, 2024 on the consent agenda at the request of staff. [F. Maxwell – 1^{st} ; A. Woods – 2^{nd}] Vote: 10-0 [P. Howard and A. Phillips absent].

April 23, 2024- Case was renotified for May 28, 2024 due to an error on the postponement date.

March 26, 2024- Postponed to April 23, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [G. Anderson off the dais. P. Howard and A. Phillips absent].

February 27, 2024 - Postponed to March 26, 2024 on the consent agenda at the request of the Applicant. [A. Azhar -1^{st} ; A. Woods -2^{nd}] Vote: 11-0 [J. Mushtaler off the dais. F. Maxwell absent].

January 23, 2024 – Postponed to February 27, 2024 on the consent agenda at the request of the Applicant. [G. Anderson- 1st; F. Maxwell – 2nd] Vote: 11-0 [J.P. Connolly and A. Woods absent].

December 12, 2023 – Postponed to January 23, 2024 on the consent agenda at the request of the Applicant. [F. Maxwell – 1^{st} : A. Azhar – 2^{nd}] Vote: 11-0 [N. Barrera-Ramirez and P. Howard absent].

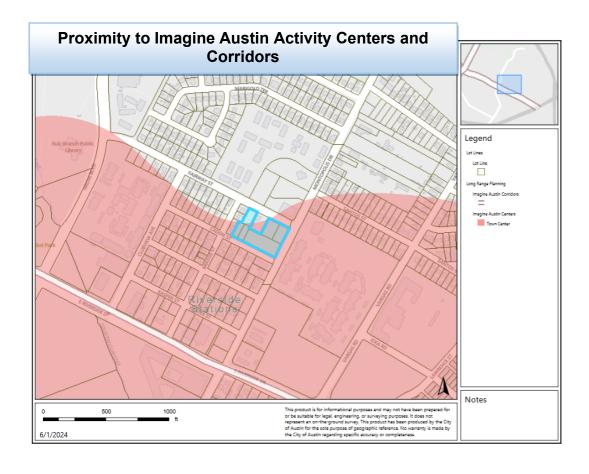
STAFF RECOMMENDATION: To support the Applicant's request for Mixed Use land use.

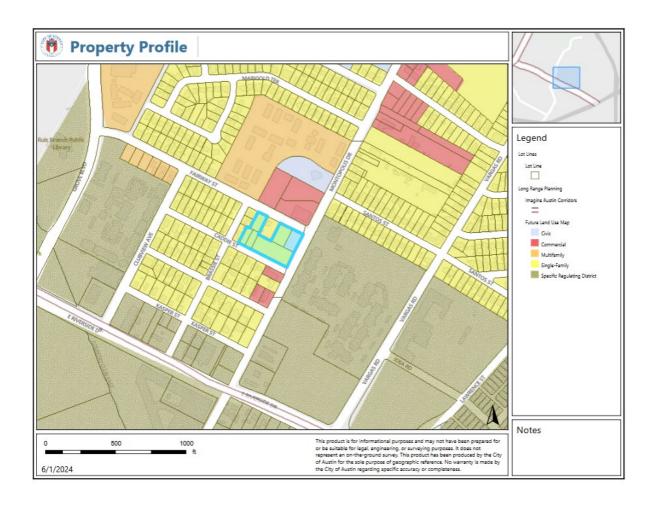
BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Mixed Use land use because the proposed zoning could provide a mix of housing options and commercial services to the area. The property is located within the Riverside Station Neighborhood Activity Center as identified on the Imagine Austin Growth Concept Map. The property is near existing public transportation and approximately 0.20 miles from the intersection of Montopolis Drive and East Riverside Drive where a proposed Project Connect Blue Line stop is proposed for the line that will run from the North Lamar Transit Center to Austin Bergstrom International Airport.

Below are sections of the Montopolis Neighborhood Plan that states a desire to have a mix of uses along Montopolis Drive but to also preserve the single-family zoning and land uses in the planning area, and to create homes for all stages of life in the planning area. The proposed zoning could allow for additional housing options and services for the area.

LAND USE

- Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.
- Objective 1: Support the role Montopolis Drive has historically played as the heart of the neighborhood, especially from Riverside Drive to the River.
 - Action 1: Preserve the existing mix of zoning along Montopolis Drive, which allows a for a variety of business and residential uses. (Please refer to the Proposed Future Land Use Map for the specific land uses and zoning.)
- A ction 10: Work the City of Austin, the Chamber of Commerce and other agencies to encourage the infill of vacant commercial land and buildings in the neighborhood.
 - Goal 2: Create Homes for all Stages of Life within Montopolis.
 - Objective 4: Enhance and protect existing single family housing.
 - A ction 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)
 - Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)
 - Action 14: Preserve Single Family zoning in the interior of South Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)
 - Action 21: Allow Mixed Use Structures and other Mixed Uses through a Mixed Use Combining District on specific properties along Riverside Drive. (Please refer to the Future Land Use Map for the specific land uses and zoning). This zoning recommendations take the form of options along the south side of Riverside Drive, property owners will retain the choice of selecting a Mixed-Use Structure or Mixed-Use Combining District zoning designation to overlay the proposed base zoning recommendations. Properties along north Riverside will be limited to a site specific Mixed Use structure designation.
 - Action 22: Preserve the existing multi-family zoning throughout the neighborhood. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)





LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Single family - Single family detached or up to three residential uses at typical urban and/or suburban densities.

Purpose

- 1. Preserve the land use pattern and future viability of existing neighborhoods;
- 2. Encourage new infill development that continues existing neighborhood patterns of development; and
- 3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

- 1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
- 2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

<u>Civic</u> - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

- 1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
- 2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
- 3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
- 4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
- 5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
- 6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

- 1. Any school, whether public or private;
- 2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
- 3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
- 4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
- 5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
- 6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE:

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

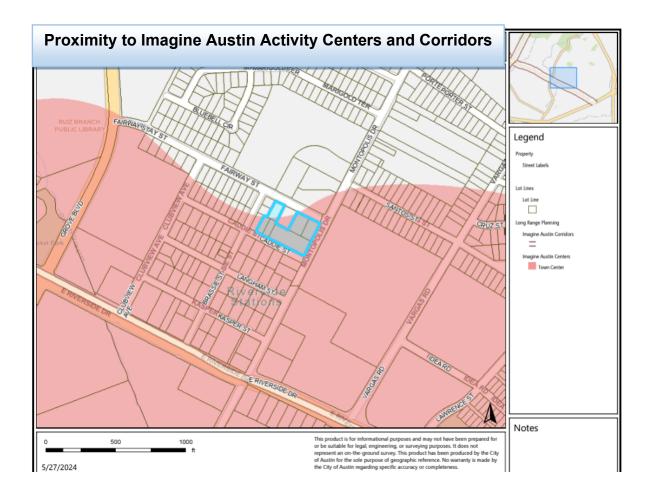
Purpose

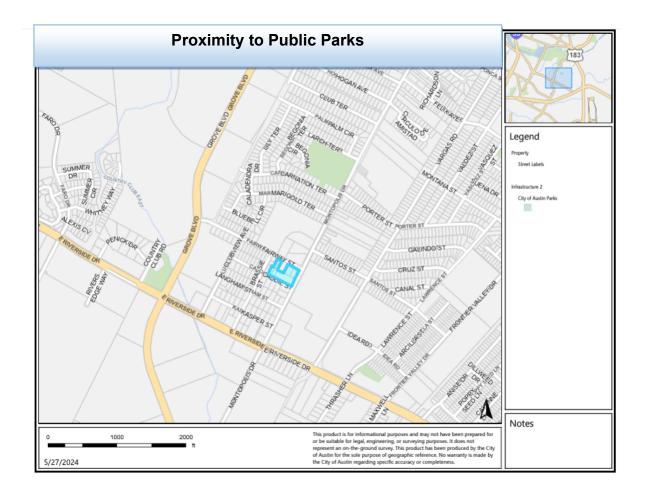
- 1. Encourage more retail and commercial services within walking distance of residents;
- 2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
- 3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
- 4. Create viable development opportunities for underused center city sites;
- 5. Encourage the transition from non-residential to residential uses;
- 6. Provide flexibility in land use standards to anticipate changes in the marketplace;
- 7. Create additional opportunities for the development of residential uses and affordable housing; and
- 8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

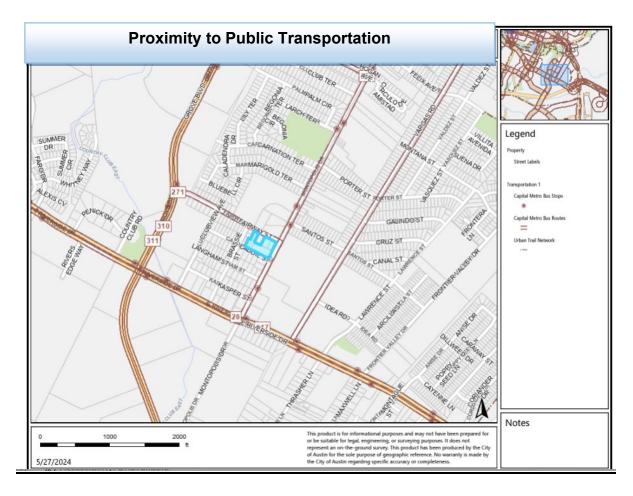
Application

- 1. Allow mixed use development along major corridors and intersections;
- 2. Establish compatible mixed-use corridors along the neighborhood's edge
- 3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
- 4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
- 5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
- 6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines		
	Complete Community Measures		
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center,		
	Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map.		
	Name(s) of Activity Center/Activity Corridor/Job Center:		
	Within the Riverside Station Town Center Activity Center		
	Approx. 0.20 miles north of East Riverside Drive an Activity Corridor		
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.		
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.		
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and		
\/	services, and/or employment center.		
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.		
	0.2 miles from Tomgro Grocery 3 miles from IPs Compared #0		
	0.3 miles from JDs Supermarket #9 0.9 miles from Verges Food Store		
Yes	0.8 miles from Vargas Food Store Connectivity and Education: Located within 0.50 miles from a public school or university.		
1 65			
	 0.4 miles from IDEA Montopolis 1.0 mile from Allison Elementary School 		
	•		
Yes	1.0 mile from Baty Elementary School Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or		
165	walking trail.		
	0.5 miles from Montopolis Recreation and Community Center		
	0.5 miles from Montopolis Park		
No	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent		
110	care, doctor's office, drugstore clinic, and/or specialized outpatient care.)		
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less)		
	and/or fee in lieu for affordable housing.		
	DB90 would require affordable housing.		
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes,		
	incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units,		
	cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.		
	The site could accommodate approx. 180 dwelling units.		
Yes			
	 The proposed CS-DB90-NP zoning could accommodate approx. 180 dwelling units and 		
	approx. 5,000 sq. ft. of retail and 5,000 sq. ft. of office uses although no formal site plan.		
Yes	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex:		
	library, theater, museum, cultural center).		
	0.5 miles from Ruiz Branch, Austin Public Library		
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.		
Not	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital,		
Known	theater.)		
Not	Workforce Development, the Economy and Education: Expands the economic base by creating		
Known	permanent jobs, especially in industries that are currently not represented in particular area or that		
	promotes a new technology, and/or promotes educational opportunities and workforce development		
No	training.		
No	Industrial Land: Preserves or enhances industrial land.		
11	Number of "Yeses"		







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The applicant proposes to change the future land use map (FLUM) from Single Family and Civic to Mixed Use.

The applicant proposes to change the zoning on the property from SF-3-NP (Family Residence District – Neighborhood Plan) and GR-NP (Community Commercial district-Neighborhood Plan) to GR-V-DB90-NP (Community Commercial district – Vertical Mixed Use Building combining district - Density Bonus 90 combining district – Neighborhood Plan). For more information on the proposed zoning see zoning case report C14-2024-0015.

<u>PUBLIC MEETINGS</u>: The ordinance-required community meeting was virtually held on April 24, 2024. The recorded meeting can be found here: https://publicinput.com/neighborhoodplanamendmentcases. Approximately 463 meeting notices were mailed to people who have a utility account or own property within 500 feet of the subject property. Two staff members from the Planning Department attended, Maureen Meredith and Mark Walters, in addition to Victoria Haase from Thrower Desing, LLC, the applicant's agent. Five people from the neighborhood attended.

Below are highlights from Victoria Haase's presentation:

- We are requesting a change in the future land use map from Single Family and Civic to Mixed Use on all the parcels.
- There are multiple owners of the seven parcels.
- There was at one point a small strip center, but now there is just a concrete slab.
- There is an associated rezoning with the plan amendment application where we are asking for CS-DB90-NP. This will allow for this site to achieve a greater number of units and income-restricted affordable units as well.
- The site is close to the East Riverside Corridor and the Imagine Austin activity corridor that runs along East Riverside Corridor.
- It's about a ¼-mile from the Montopolis Recreation Center and about a ¼-mile from the intersection of Montopolis Drive and East Riverside Drive which is where the proposed stop for the Blue Line is located.
- The property is beneficial to gaining density because it is close to existing transit and where a more robust transit is planned in the future. The Project Connect Blue Line will have a stop at Montopolis Drive and East Riverside Drive
- There is great access to services and will be more in the future. These services are within walking distance and that means there will be less reliance on a car for

- someone who may not want to or can afford to have a car. This is why we are asking for this zoning at this location.
- I know there are concerned about displacement, but the properties currently do not have development on them and will not increase the property values on the surrounding properties. Any new development will not have direct impact on the single family homes in the area. But if the zoning remained as single family zoning, the new homes would have direct impact on the existing homes.
- There is no developer on board at this time so we don't have specific details, but it's a good time to hear what the concerns are from the neighborhood so we can inform any future developer.

Q: What specific plans are there to address traffic congestion because with the residential and commercial uses proposed I suspect there will an impact.

A: With this application to include DB90, we submitted a TIA Worksheet to Transportation Public Works with a general idea of what the property could accommodate. They told us a neighborhood traffic analysis will be required.

Q. Has there been an analysis on the development and the high crime levels in the area?

A: I don't know how that would be done, but now with the property not having any development on it, there are no eyes on the street and the potential for more things to happen. I would think that with development there would be less crime, but I really don't know.

Q: What's the number of units?

A: We haven't done a full site plan analysis on the 2-acre, but we looked at it in at summary level, but anticipate the property could accommodate 180 dwelling units, but I'm not saying that's how many units would be built.

Q: How many floors or how high will the building be?

A: The project with frontage closest to Montopolis Drive could be as high as five stories. With single family uses west would have to meet compatibility requirements.

Q: How close would the buildings be to the existing homes, there are concerns about privacy?

A: Currently, compatibility requires there not be any buildings closer than 25 feet from the shared property line. This this will help provide privacy with also screening with fences and vegetative buffers.

O: How do you know that this development would not affect our property taxes?

A: Travis County Appraisal District compares commercial developments to other commercial developments, and single-family homes to other single-family homes. They don't compare taxes of commercial development to single family homes. However, if single family homes were to be built here, then the values of those new homes would be compared to the existing single-family homes.

Q: This development would also increase traffic and parking on the surrounding streets. How would you handle that?

A: Projects are still building parking even though the City doesn't require parking anymore. Austin is still autocentric and any new development that goes on the property will provide parking. Streets are public and anyone can park on the street whether it's from this development or anyone else in the neighborhood.

Comment:

• This zip code has a higher crime rate than other zip codes. This multiuse development would negatively affect the crime rate in the area.

Applicant Summary Letter from Application

City of Austin Application Packet for Neighborhood Plan Amendment For Individual Property Owner

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Neighborhood Plan Amendment

SUMMARY LETTER

The future land use map (FLUM) of the Montopolis Neighborhood Plan designates these tracts as Single Family and Civic. This application is to change the FLUM to Mixed Use. The property consists of vacant lots on 1600 Montopolis Drive and 6215 Fairway Street, and a single-family structure on 6211 Fairway Street. The applicant has proposed a multi-family development with ground-floor commercial space.

The proposed FLUM change would help advance the goals of the Montopolis Neighborhood in key areas.

Under "Land Use," it would help achieve Goal 1 by improving the quality of life in Montopolis through land use and zoning decisions. The proposed mixed-use development with multi-family units and commercial businesses would enhance the neighborhood by providing more residential units in combination with neighborhood serving commercial uses along existing transit corridors. Goal 5 (Respect the Diverse Character of the Montopolis Neighborhood) would be achieved by providing a mix of residential and commercial offerings located near the center of the neighborhood plan area, Goal 6 would be accomplished by enhancing and enlivening the streetscape in an area that is primarily fronted by vacant lots. And Goal 7 (Ensure Compatibility and Encourage a Complimentary Relationship Between Adjacent Land Uses) would be achieved via the mixed-use nature of the proposed development. The FLUM contemplates multi-family and mixed-use uses directly across Fairway Street from the property.

The property is conveniently located near the Montopolis Recreation and Community Center and Roy G. Guerrero Park, as well as Baty Elementary School and the Riverside Campus of Austin Community College. Its close proximity to Riverside Drive further provides convenient access to bus transit. Numerous civic and commercial businesses — including the Ruiz Branch of the Austin Public Library and HEB Plus — are also located nearby.

Neighborhood Postponement Request to July 23, 2024

From: Victoria < Victoria@throwerdesign.com>

Sent: Tuesday, July 2, 2024 4:36 PM

To: Susana Almanza <

Cc: Jama Joseph (WE ACT) < jama.joseph@ >; Velasquez, Jose < Jose.Velasquez@austintexas.gov >;

Meredith, Maureen < Maureen. Meredith@austintexas.gov>; Hadri, Cynthia

<Cynthia.Hadri@austintexas.gov>; Hall, Victoria <Victoria.Hall@austintexas.gov>; Ron Thrower

<ront@throwerdesign.com>

Subject: RE: Postponement Request July 23rd-C14-2024-0015 & NPA-2023-0005.01

External Email - Exercise Caution

Hello Susana,

We agree with the neighborhood's request to postpone this case to July 23rd.

Even so, we met with the NPCT about this case on October 30, 2023, and we agreed to disagree very quickly and respectfully.

The NPCT made it very clear that an upzoning of any SF-3 zoned lands will never be supported.

The DB90 overlay recently added to the request for rezoning will ensure that a development must include affordable units, something that was not required with the original request. If the NPCT's position has changed, please let me know.

Thank you, Víctoría Haase



www.throwerdesign.com

512-998-5900 Cell 512-476-4456 Office

Mail: P.O. Box 41957 Austin, Texas 78704

From: Susana Almanza <>

Sent: Tuesday, June 4, 2024 2:02 PM

To: Hadri, Cynthia < Cynthia.Hadri@austintexas.gov

Cc: Victoria <Victoria@throwerdesign.com>; Jama Joseph (WE ACT) <jama.joseph@weact.org>;

Velasquez, Jose < jose. Velasquez@austintexas.gov>

Subject: Postponement Request July 23rd-C14-2024-0015 & NPA-2023-0005.01

Hello Cynthia Hadri- Today I had a discussion with Lauren-Middleton-Pratt and Maureen Meredith regarding the above zoning case and the NPA case. The **C14-2024-0015** (6202 6204 Caddie Street; 1600, 1604, 1606, 16098, 1610, 1612, and 1614 Montopolis Drive; 6205, 6211, 6215, Fairway Street) has not been reviewed by the Montopolis Neighborhood Plan Contact Team (MNPCT).

The MNPCT meets the last Monday of each month. Our next scheduled meeting is June 24th, 2024. We are requesting that the case be postponed until July 23rd, 2024. Several of the Contact Team members are on vacation during the first two weeks in July.

The MNPCT respectfully request that the developer present his plan for the present tract of land zoned Single Family and Civic on July 23rd Contact Team Meeting at 6 pm, at the Montopolis Recreation Community Center, 1200 Montopolis Drive.

The original request for this land was for Mix Use designation, we have received notice that the new request is CS-BD90-NP. This is a new designation for the Montopolis planning area. Also, we need to know if CS-DB90-NP falls under the designation of Mix Use.

Thank you in advance for your assistance. Susana Almanza, President MNPCT

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PODER
P.O. Box 6237
Austin, TX 78762-6237
www.poderaustin.org

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

To: Mayor Kirk Watson, Councilman Jose Velasquez & City Council Members; Planning Commissioner Chair Claire Hempel, Nadia Ramirez & Planning Commissioners

From: Susana Almanza, President - Montopolis Neighborhood Association

Date: February 21, 2024

Subject: Subject: Montopolis Neighborhood Association Opposition to FLUM & Zoning Changes for 600 Kemp Street (NPA-2023-0005.02) and 6202, 6204 Caddie Street; 1600,1604, 1606, 1608, 1610, 1612, & 1614 Montopolis Drive; 6205, 6211, 6215 Fairway Street (NPA-2023-0005.01)

The Montopolis Neighborhood Association request that the City of Austin purchase the above properties with Project Connect Anti-Displacement funds and/or with other Affordable Housing Bond funds

The Montopolis Neighborhood Association opposes the possible loss of our single-family zoning in our community and within Project Connect Anti-Displacement designated area. We oppose the possible overriding of our 2001 adopted Montopolis Neighborhood Plan which designated these properties to remain zoned as single-family zoning.

We oppose losing single family zoning in the heart of Montopolis Neighborhood Plan area. The adopted 2001 Montopolis Neighborhood Plan states, "Preserve the existing Single-Family uses and zoning in the older, established areas of Montopolis". It also states, "Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built." The adopted Flum (Future Land Use Map) also designates the above properties as Single-Family and Civic (600 Kemp does not include Civic zoning). Montopolis already has 3,744 apartments units in its small neighborhood planning area. We demand our right to preserve our single-family zoning.

The continued gentrification of our Montopolis community will lead to the possible closing of AISD's Allison Elementary School as families are displaced by luxury apartments, condos and townhomes.

Again, the Montopolis Neighborhood Association request that the City of Austin purchase the above properties with Project Connect Anti-Displacement funds and/or with other Affordable Housing Bond funds.

Letter of Recommendation from the Montopolis Neighborhood Plan Contact Team

Montopolis Neighborhood Plan Contact Team

Mayor Kirk Watson, Councilman Jose Velasquez & City Council Members
Planning Commissioner Chair, Claire Hempel, Nadia Ramirez & Planning Commissioners

Subject: Montopolis Neighborhood Plan Contact Team Opposition to FLUM & Zoning Changes for 600 Kemp Street (NPA-2023-0005.02) and 6202, 6204 Caddie Street; 1600,1604, 1606, 1608, 1610, 1612, & 1614 Montopolis Drive; 6205, 6211, 6215 Fairway Street (NPA-2023-0005.01)

Dear Mayor Watson, Councilman Jose Velasquez & City Council Members:

Montopolis already has the highest concentration of multifamily (3,744 apartment units), commercial and industrial zoning of any planning area in the city. Our green spaces, like our single-family zoning, are precious and limited. Montopolis planning area is in Project Connect Anti-displacement zone area by designation only, because residents continue to be displaced. We must protect our single-family zoning in the heart of the Montopolis community.

As has been documented by historians, the Montopolis community was an Austin pioneer in the provision of "affordable housing' during the War on Poverty. At the time of the adoption of our neighborhood plan in 2001 it was understood that protecting our single-family homes was an essential component of preserving our neighborhood character, quality of life, natural and cultural resources, and community cohesion. It is for these and other reasons that we continue to be perplexed by efforts to continue to cram unwanted multifamily development down our collective throats.

It bears repeating: Montopolis is not a high opportunity area under the Fair Housing Act. Ask yourselves this simple question: how do city council pro-displacement policies "affirmatively further" fair housing in our city? At a more local level, was it the intention of the original framers of Austin's Fair Housing Ordinance in 1967 to produce "open housing" by leaving the richest and whitest parts of our city along while ethnically cleansing the originally segregated parts of our city?

It may also be worthwhile to consider this: why do the city's planning commission and city council persist in pushing forward unwanted land use policies over neighborhood (and neighborhood plan) opposition in the most politically and economically vulnerable parts of our city while sending "nothing will fundamentally change" signals to the rich politically connected? How is this consistent or fair? Why even have a neighborhood plan if city officials act as if zoning is the only land use question that matters?

There is a better way. For decades, our proud community has put forward numerous citizen-driven initiatives that have furnished needed housing, protected our environment, cherished our families, and empowered our people. It the truism that "those closest to the pain ought to be closest to the power" has salience, why not get behind the efforts?

We know where fundamental change is most urgently needed. Montopolis already has the highest concentration of multifamily, commercial, and industrial zoning of any planning area in the city. Our green spaces, like our single-family zoning, are precious and limited. Help us to protect our families and our community by opposing clearly incompatible and unwelcome development.

Equity & Justice,

Susana Almanza, President MNPCT Fred McGhee, Ph.D Jose Noe Elias Ana Villalobos Monica Allen Pedro Hernandez, Jr Eric Paulus

Frank Monreal Peter Simonite Jonathan Davis Corazon Renteria Israel Lopez

(see attached Montopolis Neighborhood Plan Area)

2511 Montopolis Dr.

Number of Units: 24

The Pointe at Ben White

6934 E. Ben White Blvd. Number of Units: 250

The Oaks at Ben White

6936 E. Ben White Blvd.

Number of Units: 96

6905 E. Riverside Dr.

Number of Units: 50

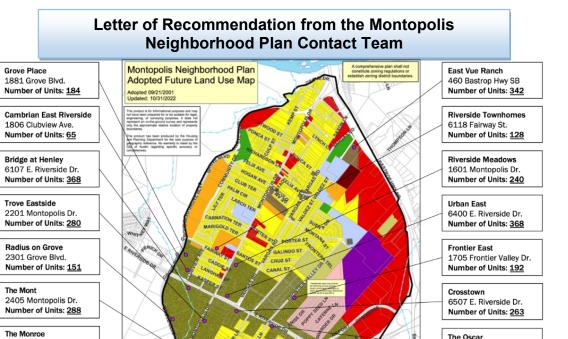
Arise Riverside 1900 Airport Commerce Dr.

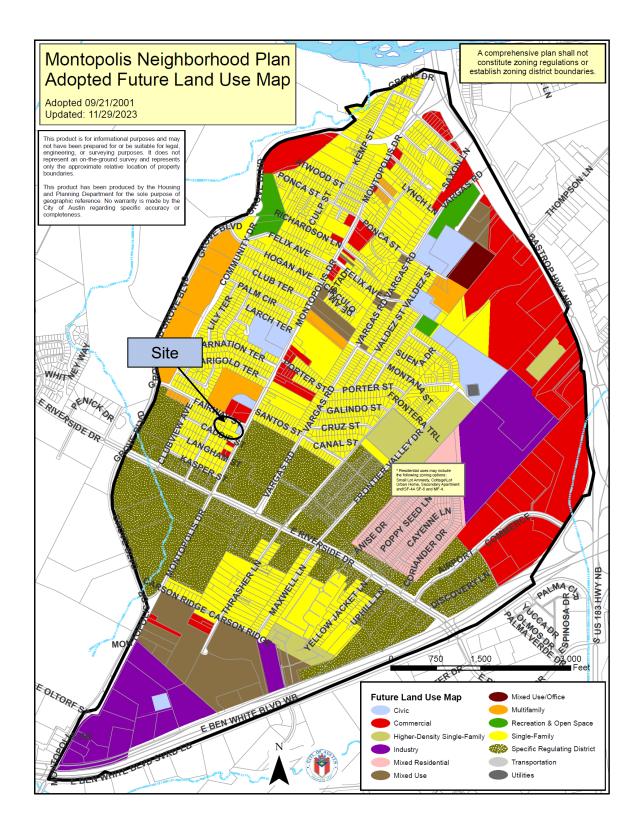
The Villages at Ben White

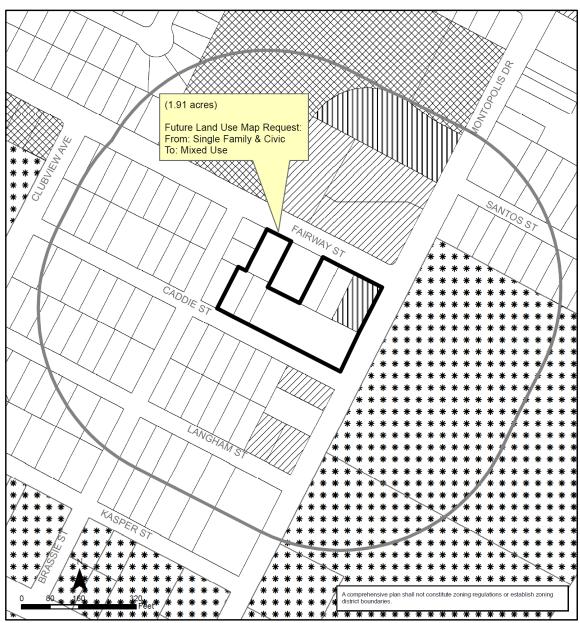
7000 E. Ben White Blvd.

Number of Units: 180

Number of Units: 275





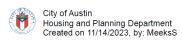


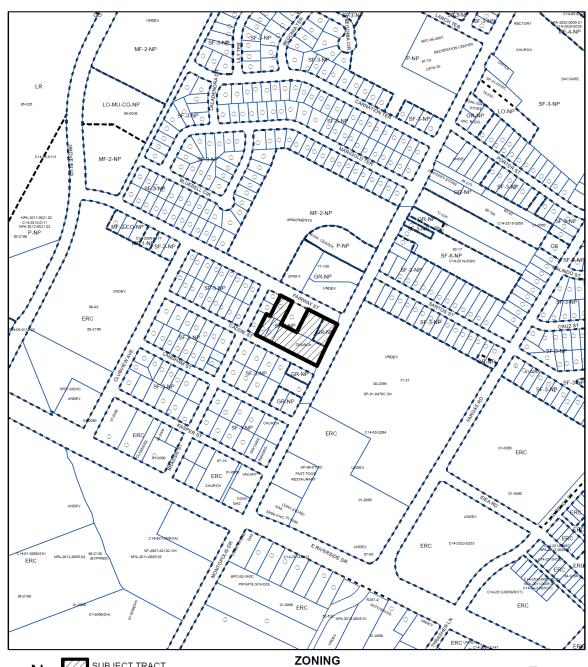
Montopolis Neighborhood Planning Area NPA-2023-0005.01

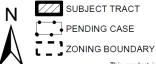
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by 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.

Future Land Use			
Subject Tract	Multi-Family		
500 ft. notif. boundary	Single-Family		
Civic	Specific Regulating District		
Commercial			







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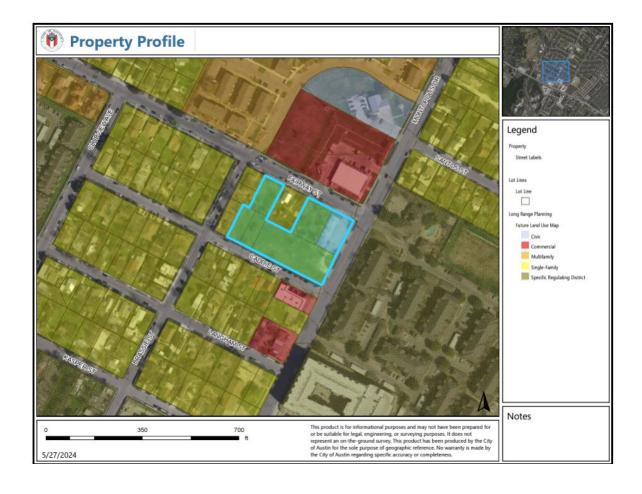
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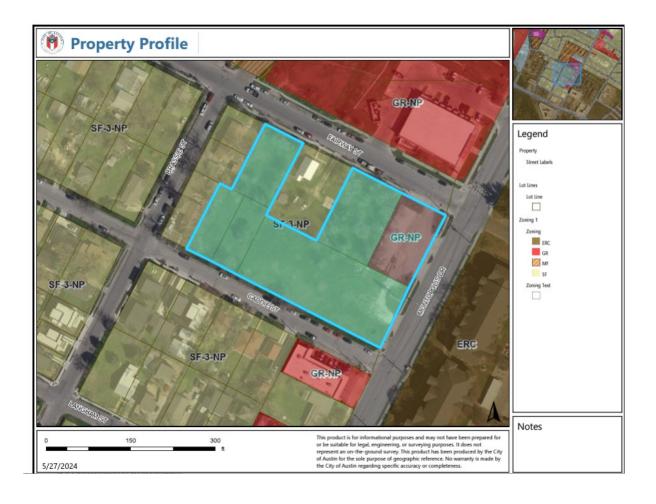
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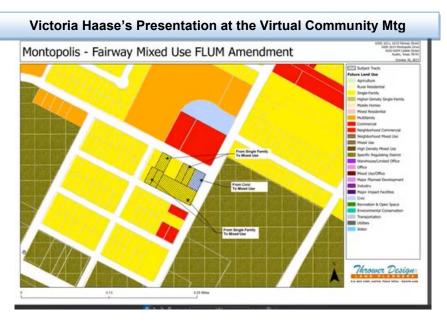
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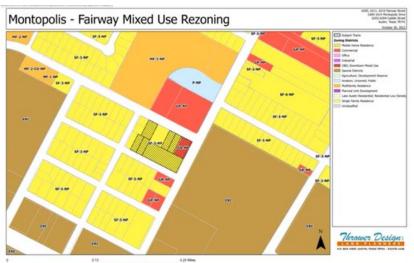
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Correspondence Received

	PUBLIC HEARING COMMENT FORM
#	If you use this form to comment, it may be submitted to: Maureen Meredith City of Austin Planning Department P. O. Box 1088 Austin, TX 78767-8810
± ≅ Ö ≅	If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.
OOZE	Case Number: NPA-2023-0005.01 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Dec 12, 2023 - Planning Commission
1 4 >	Jesse Lunsford
	C. Judefrand COL)
l⊁	s application
<u> </u>	Comments: I feel this change will be
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Maureen Meredith

City of Austin

Planning Department P. O. Box 1088

Austin, TX 78767-8810 Street Jones Bldg.

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☐ I am in favor ☐ Tobject Your Name (please print)

Your address(es) affected by this application Brassie

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Signature

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Public Hearing: Dec 12, 2023 - Planning Commission

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Austin, TX 78767-8810 Planning Department

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P. O. Box 1088

Maureen Meredith Street Jones Bldg.

City of Austin

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Public Hearing: Dec 12, 2023 - Planning Commission

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Comments:

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We must keep our designated single-family zoning!

1484 The adopted FLUM (Future Land Use Map) also designates the above name of the body conducting the public hearing, its scheduled date, the If you do not use this form to submit your comments, you must include the Case Number and the contact person listed on the notice in your □ I am in favor **K**I object 0210612024 3,744 apartment units in its small neighborhood planning area. Neighborhood Plan states, "Preserve the existing Single Family Montopolis Neighborhood Plan Area. The Adopted Montopolis properties as Single Family and Civic. Montopolis already has PUBLIC HEARING COMMENT FORM uses and zoning in the older, established areas of Montopolis. It also states, "Preserve residential zoning in the interior of loppose losing single family zoning in the heart of If you use this form to comment, it may be submitted to: Public Hearing: Dec 12, 2023 - Planning Commission East Montopolis to allow for new homes to be built. We must keep our designated single-family zoning! 6102 Palm Cirde Contact: Maureen Meredith, 512-974-2695 or Your address(es) affected by this application Maureen. Meredith@austintexas.gov Case Number: NPA-2023-0005.01 Signature Austin, TX 78767-8810 Planning Department Your Name (please print) Luke Kertcher Maureen Meredith Street Jones Bldg. P. O. Box 1088 City of Austin Comments: submission.

If you use this form to comment, it may be submitted to:

Maureen Meredith

Street Jones Bldg. City of Austin

Planning Department P. O. Box 1088

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Public Hearing: Dec 12, 2023 - Planning Commission

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Maureen.Meredith@austintexas.gov

Public Hearing: Dec 12, 2023 - Planning Commission

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Your address(es) affected by this application

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Comments:

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Case Number: NPA-2023-0005.01

Public Hearing: Dec 12, 2023 - Planning Commission Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov

☐ I am in favor 【I object

Signature

Your address(es) affected by this application

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Public Hearing: Dec 12, 2023 - Planning Commission

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Clarks DY ANTIC Your address(es) affected by this application

Signature

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Public Hearing: Dec 12, 2023 - Planning Commission

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Signatures

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Public Hearing: Dec 12, 2023 - Planning Commission

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Your addresses) affected by this application

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Comments:

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Public Hearing: Dec 12, 2023 - Planning Commission

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Maureen.Meredith@austintexas.gov

Public Hearing: Dec 12, 2023 - Planning Commission

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Planning Department

P. O. Box 1088

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Maureen Meredith Street Jones Bldg.

City of Austin

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We must keen our designated single-family zoning!

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Your Name (please print)

Comments:

☐ I am in favor ■ I object

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Signature

If you use this form to comment, it may be submitted to: Maureen Meredith

Street Jones Bldg. City of Austin

Austin, TX 78767-8810 Planning Department P. O. Box 1088

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Maureen.Meredith@austintexas.gov

Public Hearing: Dec 12, 2023 - Planning Commission

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Your address(es) affected by this application

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Comments:

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Public Hearing: Dec 12, 2023 - Planning Commission

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Public Hearing: Dec 12, 2023 - Planning Commission Maureen.Meredith@austintexas.gov

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Public Hearing: Dec 12, 2023 - Planning Commission Maureen.Meredith@austintexas.gov

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Public Hearing: Dec 12, 2023 - Planning Commission

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Public Hearing: Dec 12, 2023 - Planning Commission

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Signature

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our Name (please print)

address(es) affected by this application

Comments:

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52486 1200 Broadmoor Dr

Your Name (please print)

Your address(es) affected by this application

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Public Hearing: Dec 12, 2023 - Planning Commission

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Your address(9s) affected by this application Signature

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Maureen Meredith

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Public Hearing: Dec 12, 2023 - Planning Commission

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Public Hearing: Dec 12, 2023 - Planning Commission

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Public Hearing: Dec 12, 2023 - Planning Commission

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Your address(es) affected by this application

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submission.

Maureen.Meredith@austintexas.gov Public Hearing: Dec 12, 2023 - Planning Commission

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Your address(es) affected by this application 3203 McCall . Ln

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Public Hearing: Dec 12, 2023 - Planning Commission

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Public Hearing: Dec 12, 2023 - Planning Commission

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P. O. Box 1088

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Your address(es) affected by this application

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Your Name (please print)

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Public Hearing: Dec 12, 2023 - Planning Commission

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Contact: Maureen Meredith, 512-974-2695 or

Case Number: NPA-2023-0005.01 Maureen.Meredith@austintexas.gov

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If you use this form to comment, it may be submitted to:

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City of Austin

PUBLIC HEARING COMMENT FORM

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Maureen Meredith

City of Austin - PDC

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P. O. Box 1088

Contact: Maureen Meredith, 512-974-2695 or Case Number: NPA-2023-0005.01

Maureen.Meredith@austintexas.gov Public Hearing: April 10, 2025 - City Council

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Public Hearing: Dec 12, 2023 - Planning Commission

Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov

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Comments:

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Public Hearing: April 10, 2025 - City Council	
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Jonie Espinosa Your Name (please print)	
Your address(es) affected by this application	
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Signature	Date
Comments:	
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PUBLIC HEARING COMMENT FORM If you use this form to comment, it may be submitted to: Maureen Meredith City of Austin - PDC Planning Department P. O. Box 1088 Austin, TX 78767-8810 If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. Case Number: NPA-2023-0005.01 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: April 10, 2025 - City Council ☐ I am in favor ☐ I object Your Name (please print) Your address(es) affected by this application Signature Date Comments:

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City of Austin - PDC Planning Department

Red: 3/31/25

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Julio Garancho Your Name (please print)

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Case Number: NPA-2023-0005.01

Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov

Public Hearing: October 9, 2025 - City Council

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Alexandra

Your Name (please print)

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Your address(es) affected by this application airway

Signature

Neighbor Comments:

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PUBLIC HEARING COMMENT FORM

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City of Austin - PDC Maureen Meredith

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If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Contact: Maureen Meredith, 512-974-2695 or Case Number: NPA-2023-0005.01

Public Hearing: October 9, 2025 - City Council Maureen.Meredith@austintexas.gov

☐ I am in favor

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Signature

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