

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0015 - Montopolis-Fairway Mixed Use

DISTRICT: 3

ZONING FROM: SF-3-NP & GR-NP

TO: CS-DB90-NP

ADDRESS: 6202, 6204 Caddie Street; 6205, 6211, 6215 Fairway Street; 1600, 1604, 1606, 1608, 1610, 1612, and 1614 Montopolis Drive

SITE AREA: 1.92 acres (83,905 sq. ft.)

PROPERTY OWNER: 3rd Angle Developments LLC & 1614 Montopolis LLC (Ben S. Cobos)

AGENT: Thrower Design, LLC (Ron Thrower & Victoria Haase)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – density bonus 90 - neighborhood plan (GR-DB90-NP) combined district zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 13, 2024: *APPROVED THE STAFF'S RECOMMENDATION FOR GR-DB90-NP.
[R. JOHNSON; J. MUSHTALER-2ND] (9-2-1) A. PHILLIPS – ABSTAINED;
P. HOWARD – ABSENT*

July 23, 2024: *APPROVED THE APPLICANT'S REQUEST FOR A POSTPONEMENT TO August 13, 2024.
[A. WOODS; R. JOHNSON-2ND] (10-0) J. MUSHTALER – ABTAINED, C. HEMPEL AND D. SKIDMORE - ABSENT*

July 9, 2024: *APPROVED THE NEIGHBORHOOD'S REQUEST FOR A POSTPONEMENT TO JULY 23, 2024.
[A. AZHAR; F. MAXWELL-2ND] (7-3) C. HEMPLE, P. HOWARD, A. PHILLIPS - ABSENT*

CITY COUNCIL ACTION:

September 12, 2024:

ORDINANCE NUMBER:

ISSUES:

In December 2023, Ordinance No. 20220609-080, Ordinance No. 20221201-056 and Ordinance No. 20221201-055 were invalidated. On March 11, 2024, Ordinance No. 20240229-073, was enacted to create the “DB90” combining district, which amended City Code Title 25 (Land Development) to create a new zoning district for a density bonus program that grants 30 feet in height above the base zoning district, to a maximum of 90 feet, and modifies site development regulations including compatibility standards. Subsequently, the applicant submitted this new rezoning application to request the -DB90 combining district.

CASE MANAGER COMMENTS:

The property in question is 1.92 acres, undeveloped, has frontage on Montopolis Drive (level 3), Caddies Street (level 1) and Fairway Street (level 1). The site has two zonings associated with it, community commercial-neighborhood plan (GR-NP) and family residences-neighborhood plan (SF_3-NP). The property has townhomes, Austin Youth Development Building and a Dollar Tree (MF-2-NP, P-NP, GR-NP) to the north. There are also business commercial buildings and single family residential (SF-3-NP, GR-NP). To the east are multifamily residential and undeveloped land (ERC). There closest bus stop is on the corner of Caddie Street and Montopolis Drive, right on the property. The site is mostly in the Riverside Station Imagine Austin Corridor, making this an ideal location to add housing. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

There was also a Neighborhood Traffic Analysis required for this site. The proposed development consists of mixed use commercial and residential, with 180 mid-rise multifamily apartment units, retail, and general office space. The proposal assumes access onto Montopolis Drive, Fairway Street, and Caddie Street. The site, as proposed, is estimated to generate a net increase of 1,337 new trips per day. The current assumption is that 50% of trips will access the site via Montopolis Driver, 40% via Fairway Street and 10% via Caddie Street. The following recommendation was made; “Currently Brassie Street does not have an existing sidewalk. A buildout of one would be encouraged.” ***Please refer to Exhibits D (NTA Memo)***

The applicant is requesting general commercial-density bonus 90-neighborhood plan (CS-DB90-NP) combining district for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. The overall project would consist of approximately 76 residential units and will be seeking a modification for the commercial requirement on the Caddie Street Frontage. ***Please refer to Exhibit C (Applicant’s Summary Letter).***

A development utilizing the “density bonus 90” incentives is permitted with a base GR district and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the GR district (60 feet base plus 30 feet

incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements.

There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability, as well as incentivizing vertical mixed use buildings throughout the City. This request is consistent with the “VMU2” option and Ordinance No. 20240229-073, which replaced the invalidated “VMU2” option.

2. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The DB90 (DB90) combining district, in exchange for providing affordable housing units and in combination with commercial base zoning districts, allows a mixture of office, retail, commercial, and residential uses with modifications of compatibility standards and site development regulations including increased building height.

The Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required to comply with affordable housing requirements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP and SF-3-NP	Undeveloped
<i>North</i>	MF-2-NP, P-NP, GR-NP	Townhomes, Public Facility and Commercial Uses
<i>South</i>	SF-3-NP and GR-NP	Single Family and Commercial Uses
<i>East</i>	ERC	Multifamily and Undeveloped Land
<i>West</i>	SF-3	Single Family

NEIGHBORHOOD PLANNING AREA: Montopolis

WATERSHED: Country Club East (Suburban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Allison Elementary School Martin Middle School Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Austin Regional Group
 Carson Ridge Neighborhood Association
 Crossing Gardenhome Owners Assn.
 (The)
 Del Valle Community Coalition
 Del Valle Independent School District
 East Austin Conservancy
 El Concilio Mexican American
 Neighborhoods
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association

Montopolis Community Alliance
 Montopolis Community Development
 Corporation
 Montopolis Neighborhood Association
 Montopolis Neighborhood Plan Contact
 Team (MNPCT)
 Montopolis Tributary Trail Association
 Neighborhood Empowerment Foundation
 Pleasant Valley
 Preservation Austin
 SELTexas
 Sierra Club
 Vargas Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0112 - East Riverside Corridor Regulating Plan-Montopolis Neighborhood	To adopt the East Riverside Corridor (ERC) Master Plan	To adopt the East Riverside Corridor (ERC) Master Plan as an amendment to the Imagine Austin Comprehensive Plan (09/14/2012)	Approved as Planning Commission Recommended (05/09/2013)
NPA-2012-0005.04 East Riverside Corridor Regulating Plan-Montopolis NPA	To adopt the East Riverside Corridor (ERC) Master Plan	To adopt the East Riverside Corridor (ERC) Master Plan as an amendment to the Imagine Austin Comprehensive Plan (09/14/2012)	Approved as Planning Commission Recommended (05/09/2013)
C14-2008-0177 6007 Fairway	SF-3-NP to MF-1-NP	To Grant MF-1-NP (09/09/2008)	To Grant MF-1-NP (10/23/2008)

RELATED CASES:

NPA-2023-0005.01: This is the NPA related to this rezoning case.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning: There are no comments, see the related NPA case.

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club East Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

PARD – Planning & Design Review:

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with CS-MU-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2). If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant’s request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Site plans will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-3-NP districts.

Airport Overlay

The site is located within Austin-Bergstrom Overlay CCLUA. No use will be allow that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and

others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing.

Fire Department: There are no comments at this time.

Austin Transportation Department – Engineering Review:

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Fairway Street	Level 1	58'	68'	40'	Yes	No	Yes
Caddie Street	Level 1	58'	50'	30'	No	No	Yes
Montopolis Drive	Level 3	80'	80'	42'	Yes	Yes	Yes

Austin Water Utility:

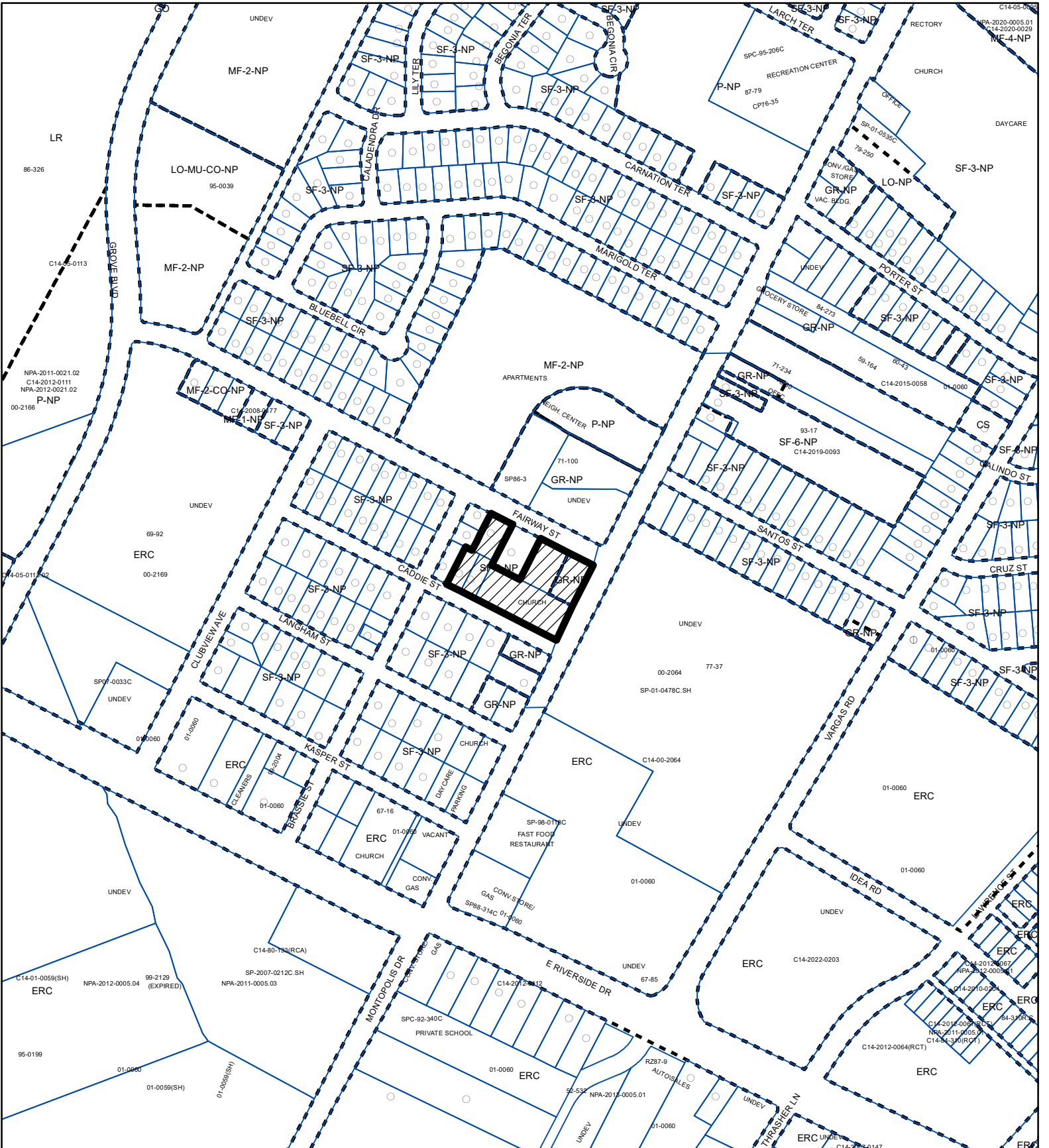
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- Exhibit A: Zoning Map
- Exhibit B: Aerial Map
- Exhibit C: Applicant’s Summary Letter
- Exhibit D: NTA Memo
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2024-0015






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

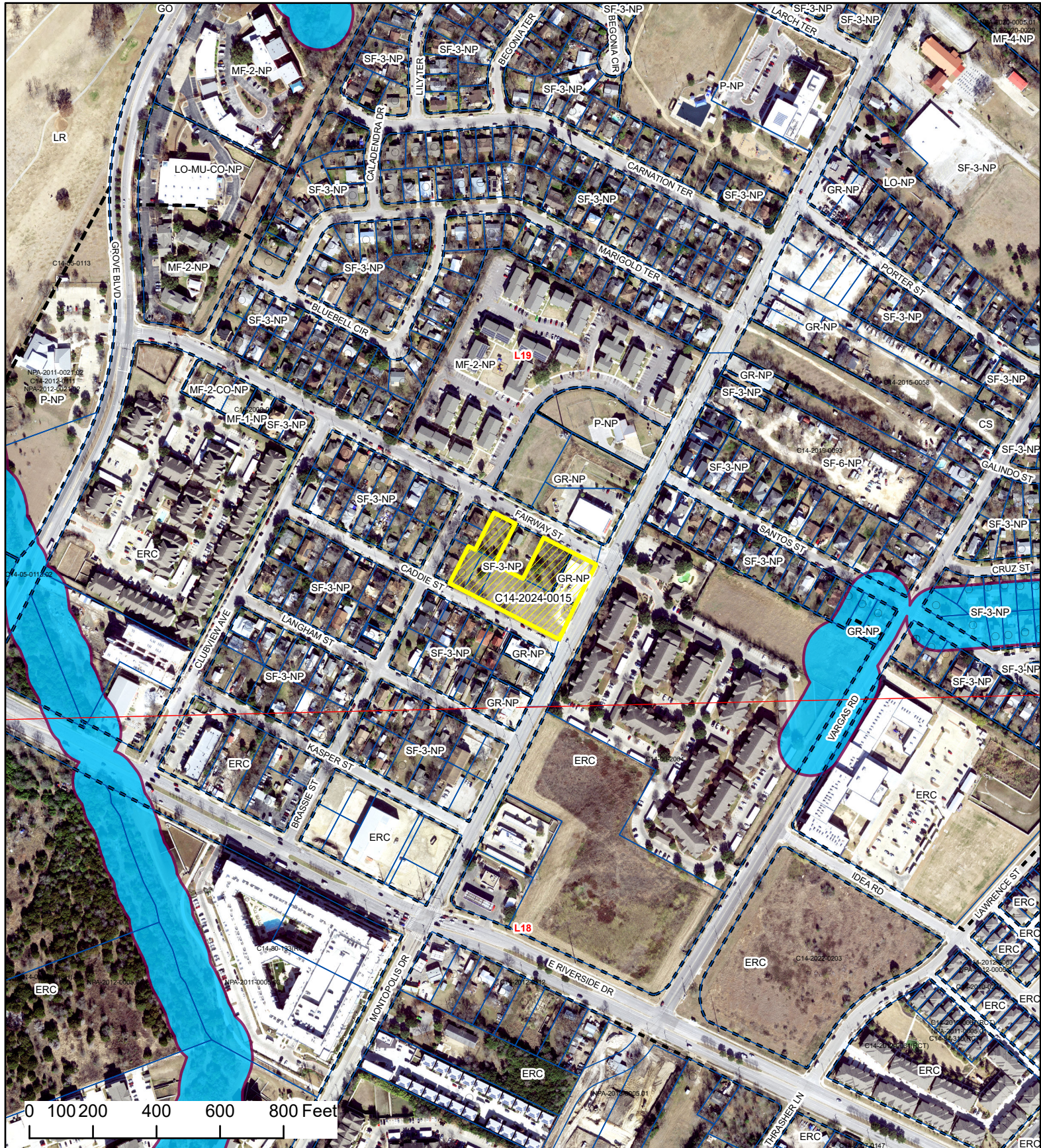
Exhibit A
1" = 400'







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

Created: 2/14/2024



Montopolis-Fairway Mixed Use

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

CASE#: C14-2024-0015
 LOCATION: 6205, 6211, 6215 Fairway St;
 1600, 1614 Montopolis Dr;
 6202, 6204 Caddie St

SUBJECT AREA: 1.92 Acres
 GRID: L19

MANAGER: Cynthia Hadri



April 4, 2024

Ms. Lauren Middleton-Pratt, Director
Planning Department
City of Austin
1000 E. 11th Street
Austin, Texas 78702

RE: Montopolis-Fairway Mixed Use – C14-2024-0015 – Application Amendment for DB90 Overlay

Dear Ms. Middleton-Pratt,

On behalf of the Landowners, we respectfully amend the application to request the addition of the DB90 Overlay.

Pursuant to Ordinance 20240229-073, adopted by the Austin City Council on February 29, 2024, with an effective date of March 11, 2024, the City of Austin is directing additional housing development in areas of Austin where appropriate through the DB90 Overlay. Our position is that this project meets the requirements to receive the DB90 Overlay and thus, **the amended request is for CS-DB90-NP zoning.**

Further, under Section 25-2-652(F)(3) within the DB90 Ordinance, there is a Mix of Uses requirement related to DB90 projects. While a mix of uses certainly makes for an active street, not all properties can or should have a mix of uses for varying reasons. Pursuant to Section 25-2-652(F)(3)(e), the rezoning to add DB90 can modify Section 25-2-652(F)(3)(b) that requires the Pedestrian Oriented uses along certain Principal Streets. In this case, the project is located on 3 Urban Roadways – Montopolis Drive, Fairview Street, and Caddie Street, all of which are qualifying Principal Roadways to waive the requirement and we request that the requirement be waived for the frontage along Caddie Street, as this street is mirrored with single-family use only along the southern side of the street.

For all the reasons here, we submit the amended request to add the DB90 Overlay and respectfully request to waive the requirement for the mix of uses for the Caddie Street frontage.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower



MEMORANDUM

To: Victoria Haase., (Thrower Design LLC.)
CC: Danielle Morin, AICP, Julie Apagya Bonney
FROM: Nathan Aubert P.E.
DATE: July 15, 2024
SUBJECT: Neighborhood Traffic Analysis – Montopolis Fairway Mixed Use (C14-2023-0015)

The proposed development consists of mixed use commercial and residential, with 180 mid-rise multifamily apartment units, retail, and general office space. It is a 1.9-acre tract located in the center of Brassie Street, Caddie Street, Fairway Street, and Montopolis Drive, see Figure 1 below. The three proposed full-access driveways are one each on Montopolis Drive, Fairway Street and Caddie Street. Montopolis Drive is categorized as a level 3 and Fairway Street and Caddie Street are as level 1 streets in the Austin Strategic Mobility Plan (ASMP). The proposed, adjusted trip generation exceeds the 300-trip threshold for a local street specified in section 25-6-114 of the Land Development Code (LDC). The Transportation Development Services (TDS) division has conducted a Neighborhood Traffic Analysis (NTA) and offers the following comments.

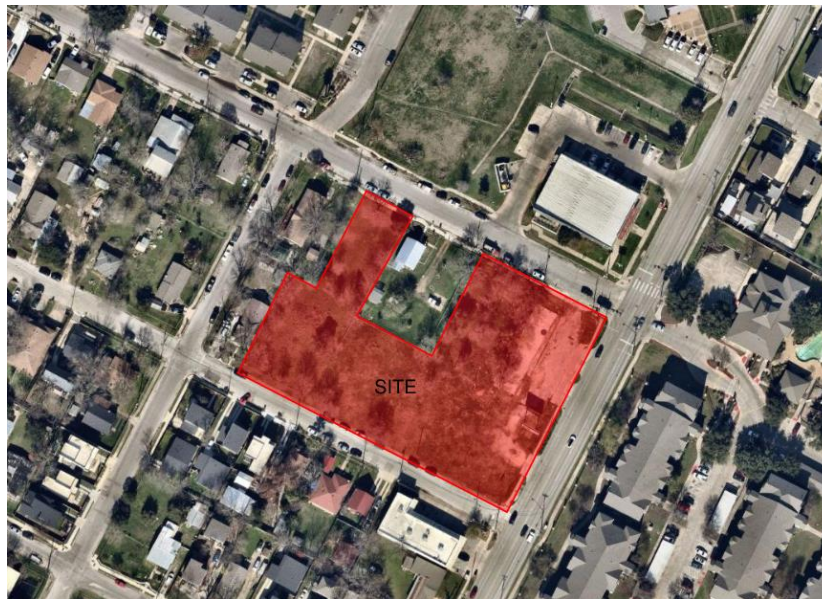


Figure 1: Montopolis Fairway Mixed-use Site

Roadways

The proposal assumes access onto Montopolis Drive, which is classified as a level 3 street in the ASMP. Montopolis Drive features a consistent right-of-way, a pavement width of roughly 40 feet, curb and gutter, and sidewalks. It functions as a yield-flow street, with parking not allowed on either sides, and clearly marked travel lanes. The speed limit on Montopolis Drive is 35mph.

The proposal also assumes access onto Fairway Street, which is classified as a level 1 street in the ASMP. Fairway Street features an inconsistent right-of-way, a pavement width of roughly 40 feet, curb and gutter, and sidewalks. It functions as a yield-flow street, with parking allowed on either side, and no clearly marked travel lanes. The speed limit is 30 mph.

The proposal also assumes access onto Caddie Street, which is classified as a level 1 street in the ASMP. Caddie Street features an inconsistent right-of-way, a pavement width of roughly 40 feet, curb and gutter, and sidewalks. It functions as a yield-flow street, with parking allowed on either side, and no clearly marked travel lanes. The speed limit is 25 mph.

24-hour traffic volumes were collected at three points, see Figure 2 below, along Caddie Street, Brassie Street and Fairway Street on May 7th, 8th, and 9th 2024. The data collected indicates that the average number of vehicles per day (vpd) on Caddie Street (location 1) is about 338, on Brassie Street (location 2) it is about 412, and on Fairway Street (location 3) it is about 1960.

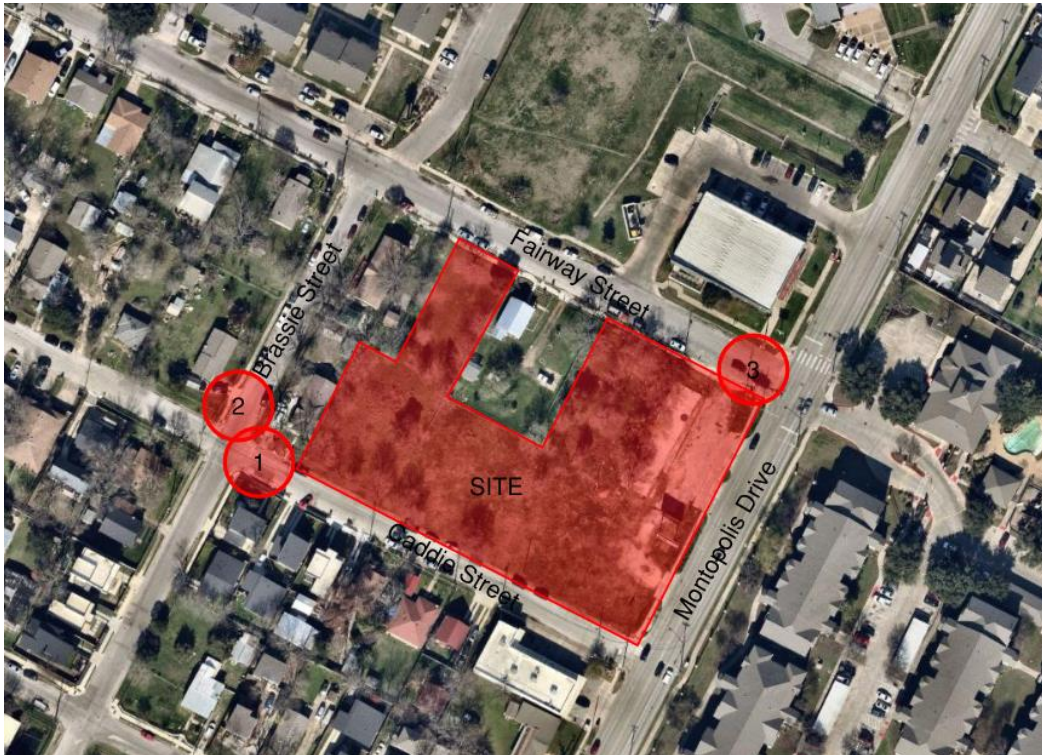


Figure 2: Tube Count Locations

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 1,337 vehicle trips per day. The parcel is currently vacant. The site, as proposed, is estimated to generate a net increase of 1,337 new trips per day. For a detailed breakdown of trip generation, please refer to Table 1.

Table 1 - Trip Generation

Land Use	ITE Code	Size	Unadjusted Trip Generation
<u>Proposed</u>			
Multifamily Housing (Mid-Rise)	221	180 Dwelling Units	810
Retail	822	5,000 Square Feet	441
General Office	710	5,000 Square Feet	86
SUM PROPOSED			1,337
NET TRIPS			1,337

Table 2 outlines the presumed distribution of site traffic for the net site trips for the proposed development. The proposed development is planned to have access only onto Montopolis Drive, Fairway Street and Caddie Street.

Table 2 - Trip Distribution

Street	Expected Trip Distribution (Percentage)	Expected Trip Distribution (vpd)
Montopolis Drive	50%	669
Fairway Street	40%	534
Caddie Street	10%	134

The current assumption is that 50% of trips will access the site via Montopolis Driver, 40% via Fairway Street and 10% via Caddie Street. Table 3 displays the following key information: existing traffic, proposed site traffic, total traffic after development, and the percentage increase in traffic. The total future traffic is calculated by combining the existing traffic and adjusted site-generated trips.

Table 3 - Traffic Summary

Street	Existing Traffic from Counts (vpd)	Site Traffic added to Roadway (vpd)	Total Future Traffic (vpd)	Percentage Increase in Traffic
Brassie Street	412	400	812	97.1%
Fairway Street	1960	700	2660	35.7%
Caddie Street	338	237	575	70.1%

According to Section 25-6-116 of the Land Development Code, streets with a pavement width of 40 feet are operating at a “desirable” level if the average daily traffic volume does not exceed 4,000 vehicles per day. Currently, Brassie Street, Fairway Street, and Caddie Street meet this criterion and are operating at a “desirable” level. The proposed values indicate that they will continue to operate at a desirable level with the proposed development. Based on this analysis the Transportation & Public Works (TPW) Department has the following recommendations and conclusions:

Recommendations/Conclusions

1. If the number of units proposed in Table 1 is altered, City staff may reassess this NTA.
2. Currently Brassie Street does not have an existing sidewalk. A buildout of one would be encouraged.
3. Any building permit(s) associated with this development issued on or after June 22, 2022, will be subject to the Street Impact Fee (SIF) program. During site plan review, the applicant’s engineer shall draft a SIF Offset Agreement for all eligible improvements and, if applicable, an Allocation Agreement to memorialize how offsets are to be applied throughout the development. The SIF will be calculated and invoiced for each building permit and any required SIF payments shall be made prior to building permit issuance.

The site development permit for the above noted site shall not be released until the improvements are shown in the site plan. Please contact me at (512) 974-7136 if you have questions or require additional information.

Please contact me at 512-974-7136 if you have questions or require additional information.

Sincerely,



Nate Aubert, P.E.

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

Victoria <Victoria@throwerdesign.com>

Tue 7/2/2024 4:35 PM

To: Susana Almanza

Cc: Jama Joseph (WE ACT); Velasquez, Jose; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Hall, Victoria <Victoria.Hall@austintexas.gov>; Ron Thrower <rnt@throwerdesign.com>

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,

Victoria 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@ausntexas.gov>

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

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