

## SECOND/THIRD READINGS SUMMARY SHEET

CASE: NPA-2023-0005.01- Montopolis-Fairway Mixed Use      DISTRICT: 3

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

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

AGENT: 3rd Angle Developments LLC (Joshua Brunmann)

CASE MANAGER: Maureen Meredith (512-974-2695 [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov))

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property known as 6202, 6204 Caddie Street; 6205, 6211, 6215 Fairway Street; 1600, 1604, 1606, 1608, 1610, 1612, and 1614 Montopolis Drive from community commercial-neighborhood plan (GR-NP) combining district zoning and family residences-neighborhood plan (SF-3-NP) combining district zoning to community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district zoning.

PREVIOUS CITY COUNCIL ACTION:

February 26, 2026: Approved Mixed Use land use by consent on 1st reading only [Council Member K. Laine-1<sup>st</sup>, Council Member M. Siegle-2<sup>nd</sup>] (Vote: 7-3. Council Members R. Alter, J. Velásquez, and Mayor K. Watson-No and Council Member M. Duchen-abstain).

ISSUES: N/A

## 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:** 3<sup>rd</sup> Angle Developments LLC, 1614 Montopolis LLC, and Ben S. Cobos

**AGENT:** 3<sup>rd</sup> 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<sup>st</sup>; P. Ellis – 2<sup>nd</sup>] Vote: 11-0.

**October 24, 2024**

**ACTION:** Indefinitely postponed at the request of the Applicant. [Velásquez – 1<sup>st</sup>; Harper-Madison – 2<sup>nd</sup>] Vote: 11-0

**April 10, 2025**

**ACTION:** Postponed to April 24, 2025 at the request of the Applicant. [Qadri – 1<sup>st</sup>; Harper-Madison – 2<sup>nd</sup>] Vote: 11-0.

**April 24, 2025**

**ACTION:** Postponed indefinitely at the request of the Applicant. [J. Vela- 1<sup>st</sup>; Fuentes – 2<sup>nd</sup>] Vote: 11-0

**October 9, 2025**

**ACTION:** Postponed to November 20, 2025 at the request of the Neighborhood. [J. Vela – 1<sup>st</sup>; J. Velásquez – 2<sup>nd</sup>] Vote: 10-0. Siegal off the dais.

**November 20, 2025**

**ACTION:** Applicant postponement request to December 11, 2025. [P. Ellis – 1<sup>st</sup>; Siegel – 2<sup>nd</sup>] Vote: 10-0 [Harper-Madison off the dais].

**December 11, 2025**

**ACTION:** Applicant postponement request to January 22, 2026. [Fuentes – 1<sup>st</sup>; Alter – 2<sup>nd</sup>] Vote: 11-0.

**January 22, 2026**

**ACTION:** Staff postponement request to February 26, 2026.

**February 26, 2026**

**ACTION:** Approved 1<sup>st</sup> Reading. **Vote: 7-3-1**, Council Members R. Alter, J. Velásquez, and Mayor K. Watson-No, and Council Member M. Duchen-abstain.

**March 12, 2026**

**ACTION:** Proposed for 2<sup>nd</sup> and 3<sup>rd</sup> Readings.

**PLANNING COMMISSION RECOMMENDATION:**

**August 13, 2024** - After discussion, approved for Mixed Use land use. [R. Johnson – 1<sup>st</sup>; J. Mushtaler – 2<sup>nd</sup>] 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 – 1<sup>st</sup>; R. Johnson – 2<sup>nd</sup>] 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 – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] 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<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] 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<sup>st</sup>; A. Woods – 2<sup>nd</sup>] 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 – 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] 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<sup>st</sup>; A. Woods – 2<sup>nd</sup>] 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- 1<sup>st</sup>; F. Maxwell – 2<sup>nd</sup>] 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<sup>st</sup>; A. Azhar – 2<sup>nd</sup>] 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.)

*Action 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.

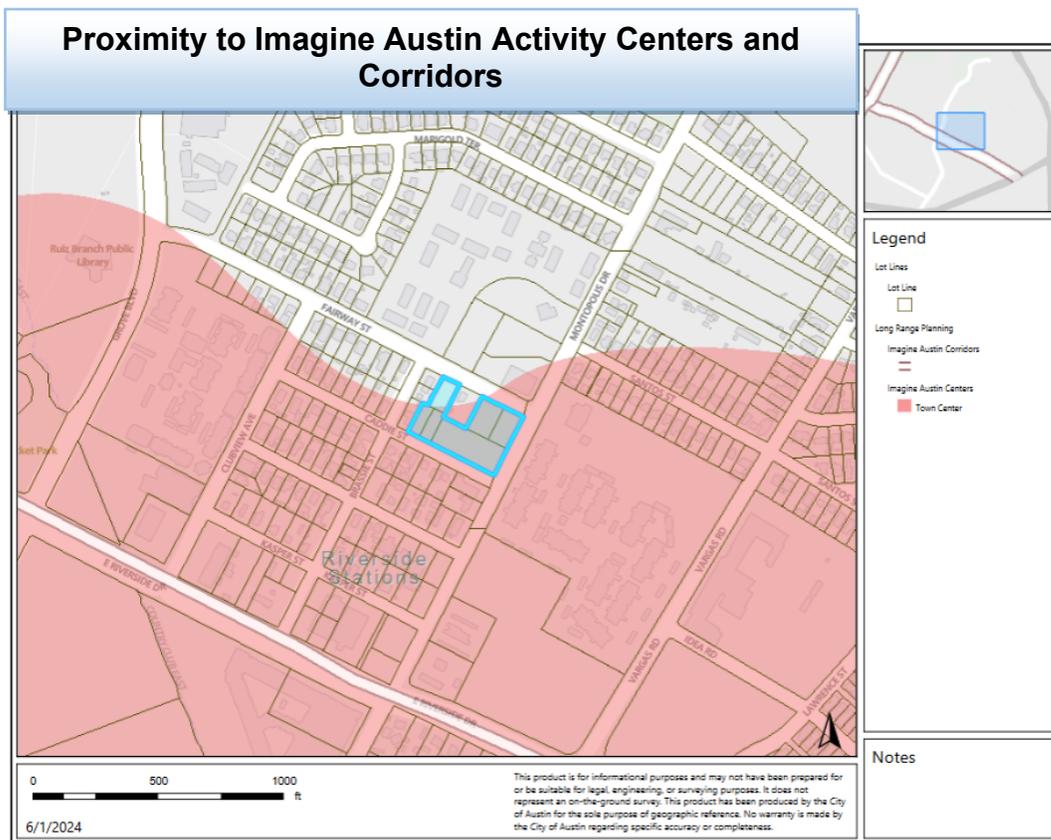
*Action 12:* Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

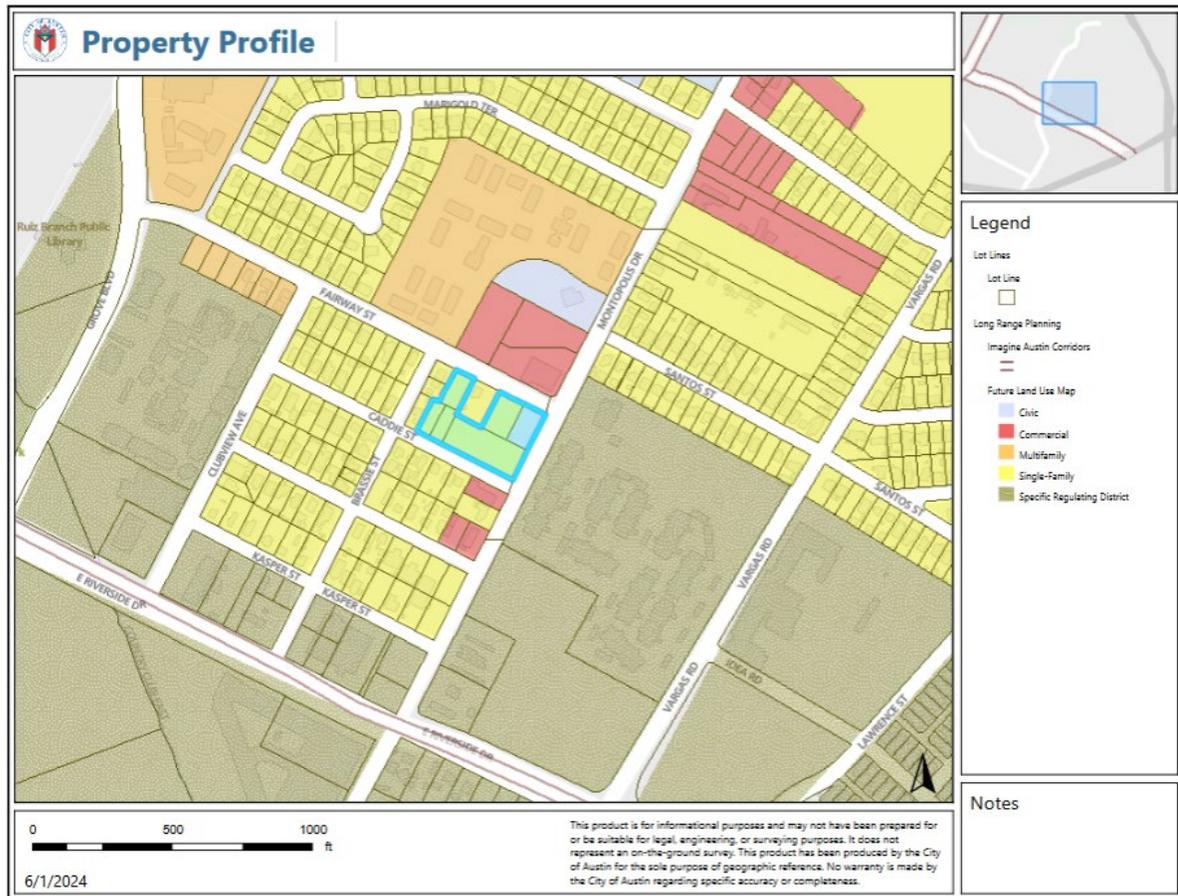
*Action 13:* Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

*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.

**Civic** - 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**

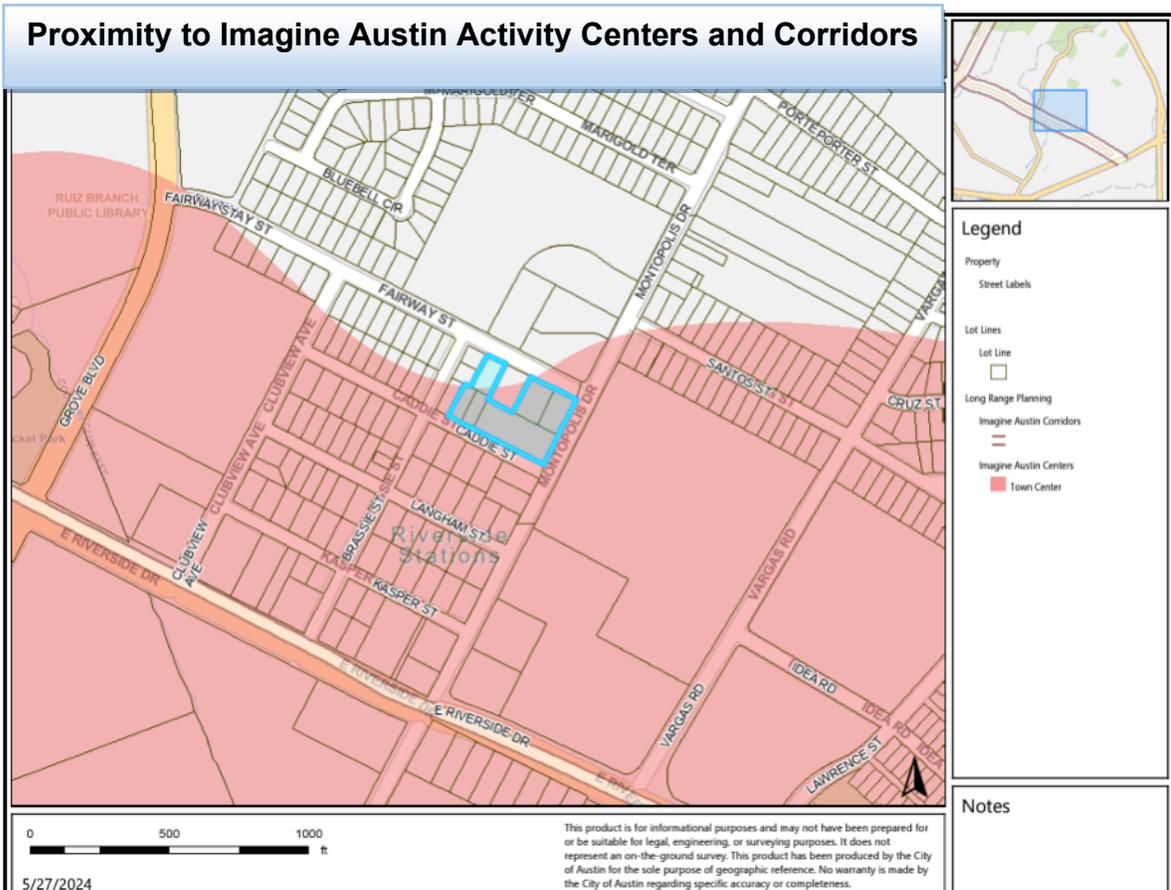
1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic 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**

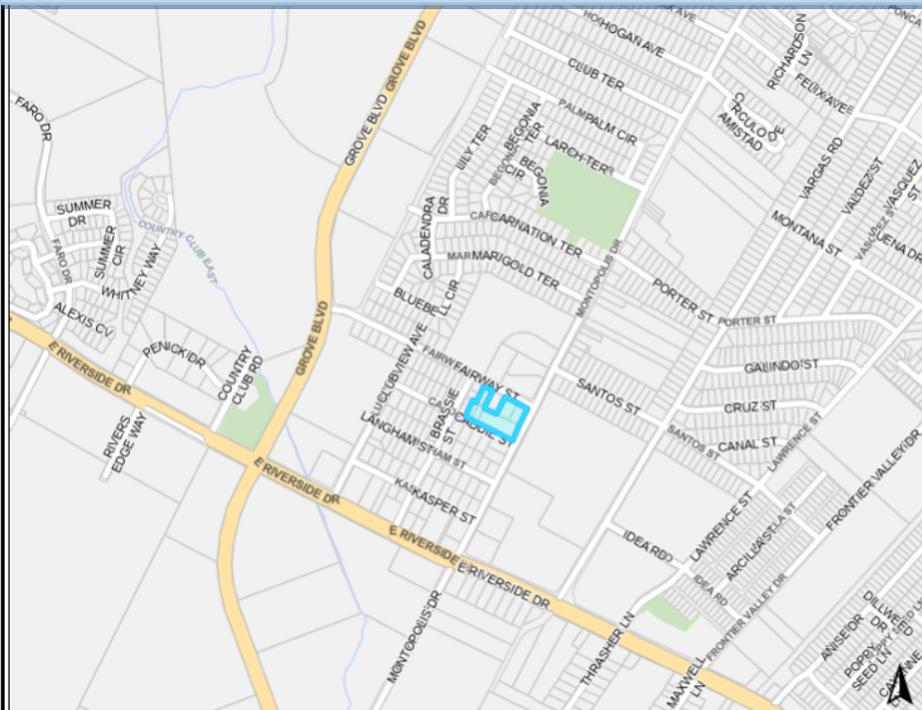
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood 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
<b>Complete Community Measures</b>	
Yes	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>• <b>Within the Riverside Station Town Center Activity Center</b></li> <li>• <b>Approx. 0.20 miles north of East Riverside Drive an Activity Corridor</b></li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.2 miles from Tomgro Grocery</b></li> <li>• <b>0.3 miles from JDs Supermarket #9</b></li> <li>• <b>0.8 miles from Vargas Food Store</b></li> </ul>
Yes	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.4 miles from IDEA Montopolis</b></li> <li>• <b>1.0 mile from Allison Elementary School</b></li> <li>• <b>1.0 mile from Baty Elementary School</b></li> </ul>
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.5 miles from Montopolis Recreation and Community Center</b></li> <li>• <b>0.5 miles from Montopolis Park</b></li> </ul>
No	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>• <b>DB90 would require affordable housing.</b></li> </ul>
Yes	<b>Housing Choice:</b> 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. <ul style="list-style-type: none"> <li>• <b>The site could accommodate approx. 180 dwelling units.</b></li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>• <b>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.</b></li> </ul>
Yes	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> <li>• <b>0.5 miles from Ruiz Branch, Austin Public Library</b></li> </ul>
No	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
Not Known	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not Known	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating 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 training.
No	<b>Industrial Land:</b> Preserves or enhances industrial land.
11	<b>Number of "Yeses"</b>



### Proximity to Public Parks



**Legend**

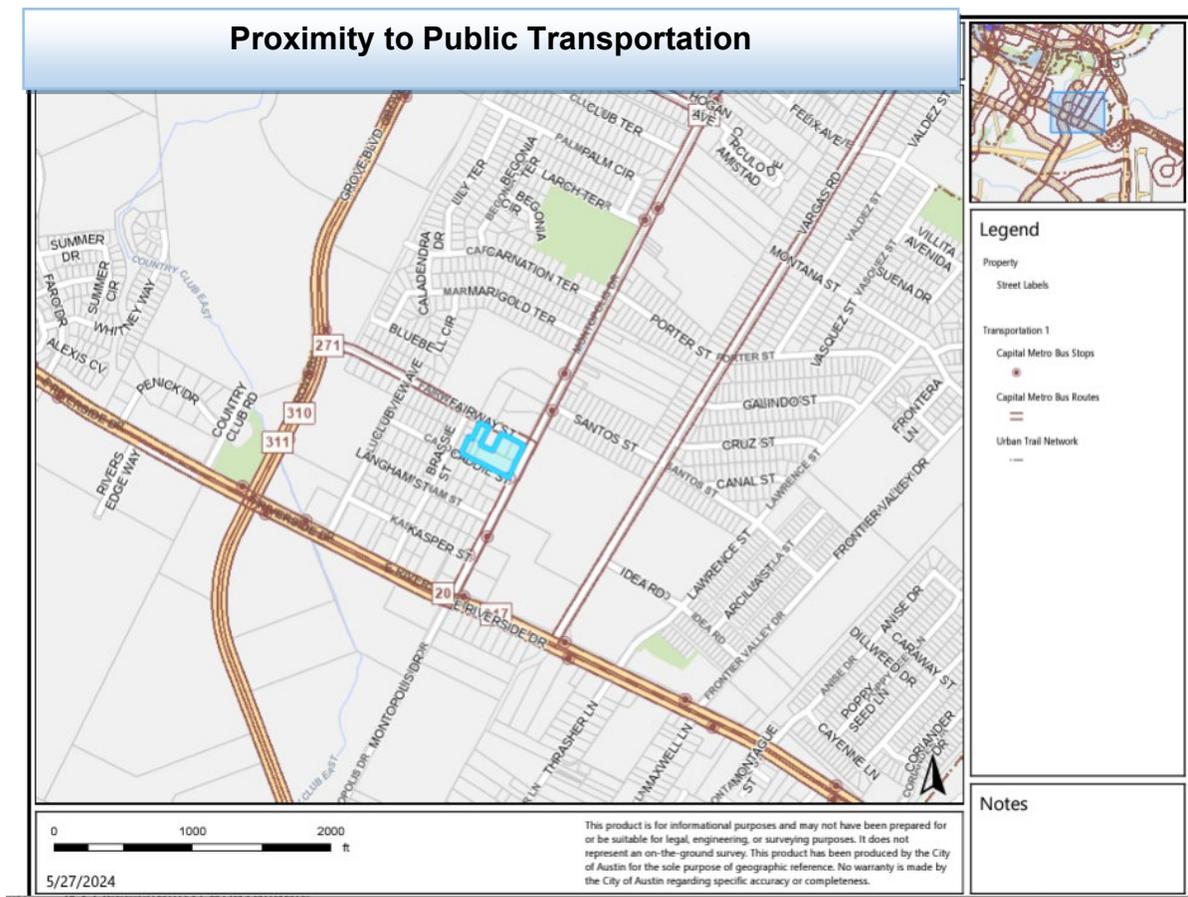
- Property
- Street Labels
- Infrastructure 2
- City of Austin Parks



5/27/2024

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Notes



## 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.

**PUBLIC MEETINGS:** 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.

***Q: 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 autcentric 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.



## Neighborhood Postponement Request to July 23, 2024

**From:** Victoria <Victoria@ >  
**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 <rnt@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 23<sup>rd</sup>. 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](http://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](mailto:Cynthia.Hadri@austintexas.gov)>  
**Cc:** Victoria <

>; Jama Joseph (WE ACT) <[jama.joseph@weact.org](mailto:jama.joseph@weact.org)>; Velasquez, Jose  
<[jose.Velasquez@austintexas.gov](mailto: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

--

PODER  
P.O. Box 6237  
Austin, TX 78762-6237  
[www.poderaustin.org](http://www.poderaustin.org)

**Applicant Postponement Request to Jan. 22, 2026**

DocuSign Envelope ID: 1A645D6D-56D6-4900-9194-C65AC827F17A

**December 1, 2025**

To:  
Sherri Sirwaitis  
Planner Principal, Current Planning Division  
Austin Planning  
City of Austin  
512-974-3057

**Subject: Request for Postponement – Caddie Montopolis Cases (C14-2024-0015 & NPA-2023-0005.01)**

Dear Ms. Sirwaitis,

I am writing to formally request a postponement for the **Caddie Montopolis zoning and neighborhood plan amendment cases (C14-2024-0015 & NPA-2023-0005.01)** currently scheduled for the **November 20, 2025 City Council meeting**.

This request is being made at **the request of the Montopolis Neighborhood Group**, to allow additional time for us to meet with them at their next in-person meeting and continue productive discussions regarding the proposed project.

Accordingly, we respectfully request that these items be **postponed to the January 22, 2026 City Council meeting**.

Thank you for your time and consideration. Please let me know if you require any additional information to process this request.

Sincerely,  
**Joshua Brunsmann**  
Owner / Applicant  
1143 Poquito Street  
Austin, TX 78702

DocuSigned by:  
*Joshua Brunsmann*  
3D720D87642A409...

**From:** Susana Almanza <>  
**Sent:** Monday, December 8, 2025 2:36 PM  
**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Velasquez, Jose <Jose.Velasquez@austintexas.gov>  
**Cc:** Jose Elias <>; Monica Allen <>; junior612ph@; Eric Paulus <-action.org>; Fred McGhee <Israel Lopez <>>; Jonathan Davidson <>; Corazon Renteria <>; Goddard Lisa <>  
**Subject:** MNPCT Postponement for C14 2024 0015 & NPA 2023 0005.01/ Montopolis Fairway

**Postponement Request for the above cases until late January 2026.**

**Hello Planner Sherri Siawaitis, Maureen Meredith and Councilman Jose Velasquez-**  
**On October 2nd, 2025, I sent a postponement request for the above cases, so that the Montopolis Neighborhood Plan Contact Team (MNPCT) could review the new zoning change for the Montopolis-Fairway Mixed Use proposed zoning (see attached email for postponement for November).**

**Joshua Brunsmann with 3rd Angle Development was scheduled to present at the MNPCT's monthly meeting to be held on Monday, November 24th. Joshua Brunsmann informed us that he would not be available to meet with the MNPCT in November or December and that he was requesting a postponement of the above cases until January (see attached email for Joshua Brunsmann, November 10th, for Postponement until January 2026).**

**Again, the MNPCT is requesting a postponement of the NPA and Zoning case until late January 2026.**

**Susana Almanza, President MNPCT**

--

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PO Box 17294  
Austin, TX 78744-9998  
[www.poderaustin.org](http://www.poderaustin.org)

MNPCT Postponement for C14 2024 0015 & NPA 2023 0005.01/Caddie Montopolis  
Inbox



**Susana Almanza** <[poder.austin@gmail.com](mailto:poder.austin@gmail.com)>

to Sherri, Jose, Lauren, Maureen, Kellee, Jose, Pedro, Corazon, Israel, YOLANDA,  
Fred, Eric, Peter, Jonathan, Monica, Anita

**Postponement Request Until November 2025** - C14-2024-0015 & NPA-2023-0005.01 –  
6202, 6204 Caddie Street; 1600, 1604, 1606, 1608, 1610, 1612, & 1614 Montopolis Drive;  
6205, 6211, 6215 Fairway Street

The Montopolis Neighborhood Plan Contact Team is requesting a **postponement for C14-2024-0015 & NPA-2023-0005.01**. This is a new zoning category request that has not been reviewed by the City of Austin's Sanction Montopolis Neighborhood Plan Contact Team. Attached is the previous zoning case request for this property, which was **From: SF-3-NP To: CS-DB90-NP** (notice dated May 17<sup>th</sup>, 2024). The current request for this property is **From: SF-3-NP & GR-NP To: GR-V-NP** (notice dated September 19<sup>th</sup>, 2025). This is a new zoning case and has not been reviewed by the sanction City of Austin Montopolis Neighborhood Plan Contact Team (MNPCT). The MNPCT meets the last Monday of each month at the Montopolis Recreation Community Center. Our next meeting date is October 27<sup>th</sup>, 2025 at 6pm. The MNPCT **is requesting a postponement on the above zoning case,** so that the Contact Team can meet with applicant and review the **new zoning change** request.

Susana Almanza, President MNPCT

 [NPA 2023 0005.01 Caddie Fairway.pdf](#)

 [NPA 2023 0005.01 Montopolis.pdf](#)

**Neighborhood Postponement Request at February 26, 2026 City  
Council Hearing Date**

**From:** Susana Almanza <  
**Sent:** Wednesday, February 25, 2026 7:46 AM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Velasquez, Jose  
<[Jose.Velasquez@austintexas.gov](mailto:Jose.Velasquez@austintexas.gov)>  
**Subject:** Re: Indefinite postponement for Montopolis NPA-2023-005.01 & C14-2024-0015

Hello Mauren - Postpone case until April 23rd, 2026. That should give developer time to answer the questions stated in MNPCT reasons for postponement. Thank you, Susana Almanza, President MNPCT

On Thu, Feb 19, 2026 at 3:58 PM Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)> wrote:  
Susana:  
Please give us a date certain within 60 days from February 26, 2026.  
Maureen

**From:** Susana Almanza <>  
**Sent:** Wednesday, February 18, 2026 9:08 PM  
**To:** Velasquez, Jose <[Jose.Velasquez@austintexas.gov](mailto:Jose.Velasquez@austintexas.gov)>  
**Cc:** Jose Elias <>; Fred McGhee <>; Monica Allen <>; Jonathan Davidson <>; Eric Paulus <>; Corazon Renteria <>; Israel Lopez <>; Leyva, Yolanda <>; Peter Simonite <>; Barbara McArthur <>; Sirwaitis, Sherri <[Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** Indefinite postponement for Montopolis NPA-2023-005.01 & C14-2024-0015

**Hello Councilman Jose Velasquez- Please see attached letter from Montopolis  
Neighborhood Contact Team**

**Reason:** Opposition to losing single family and Civic zoning that was approved and adopted in the Montopolis Neighborhood Plan by Planning Commission and City Council on September 27<sup>th</sup>, 2001. Cases should be indefinitely postponed.  
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.

PODER  
PO Box 17294

## 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?

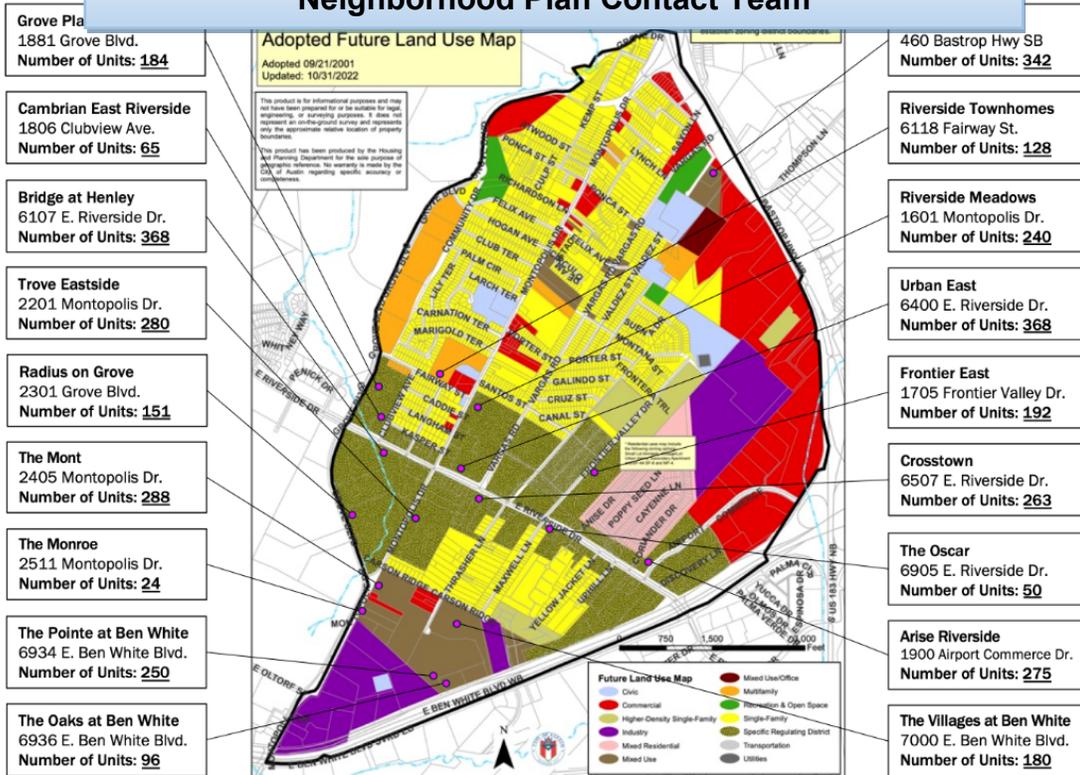
We know where fundamental change is most urgently needed. Montopolis already has the highest concentration of multifamily, commercial, and industrial zoning of any planning area in the city. Our green spaces, like our single-family zoning, are precious and limited. Help us to protect our families and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

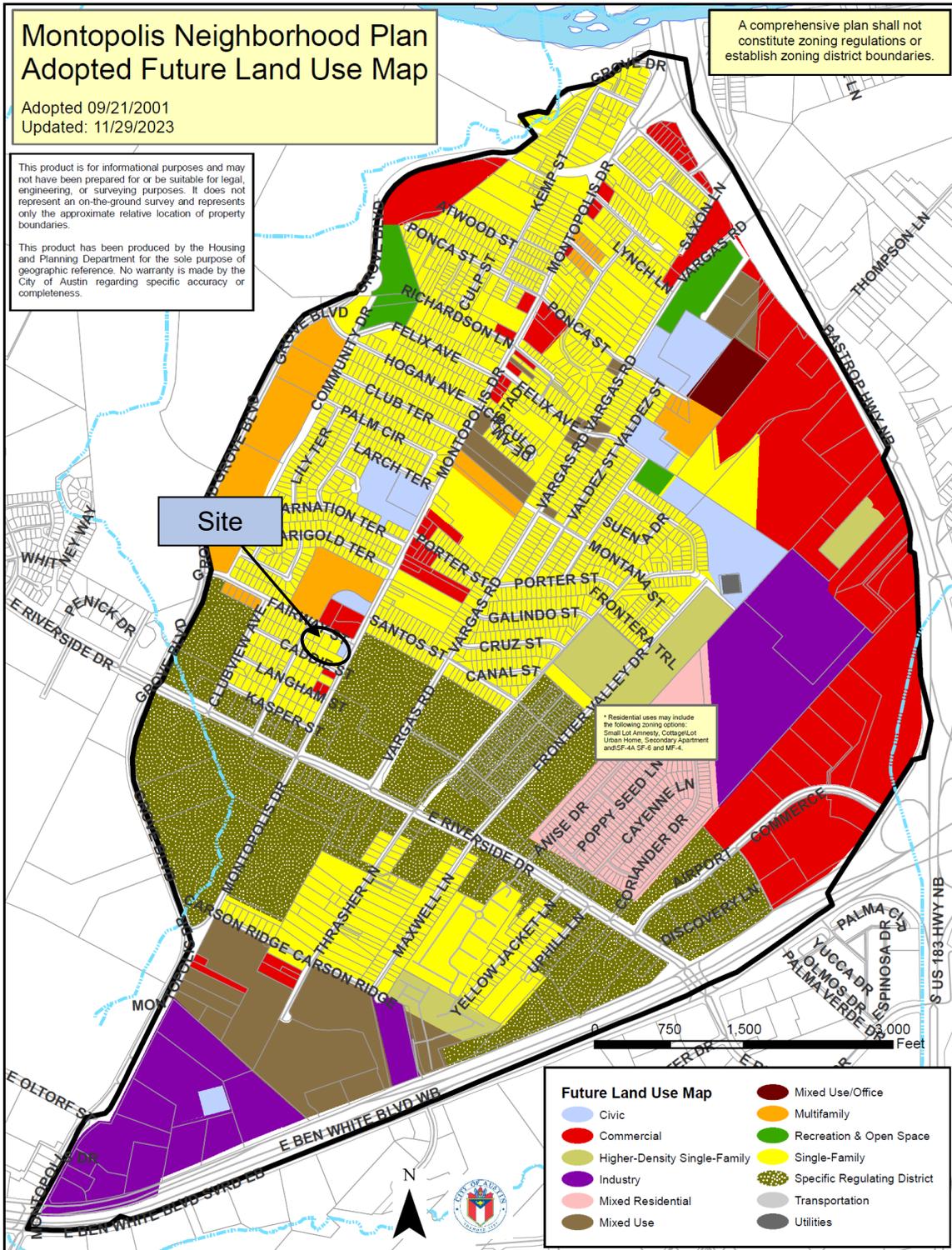
Equity & Justice,

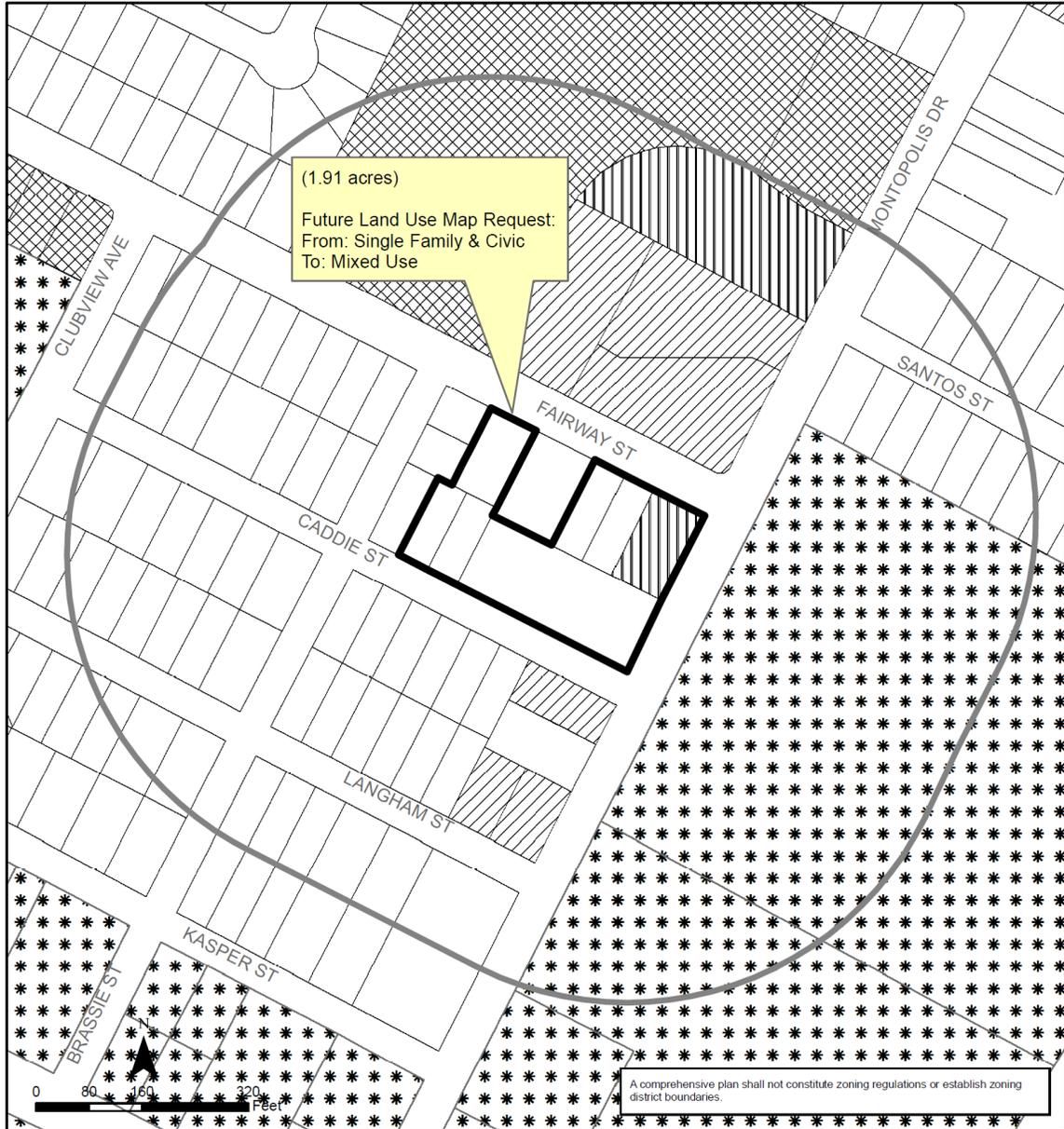
Susana Almanza, President MNPCT	Fred McGhee, Ph.D	Jose Noe Elias
Ana Villalobos	Monica Allen	Pedro Hernandez, Jr
Eric Paulus	Frank Monreal	Peter Simonite
Jonathan Davis	Corazon Renteria	Israel Lopez

(see attached Montopolis Neighborhood Plan Area)

## Letter of Recommendation from the Montopolis Neighborhood Plan Contact Team







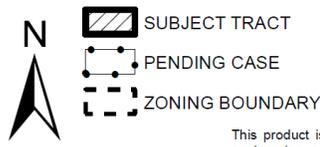
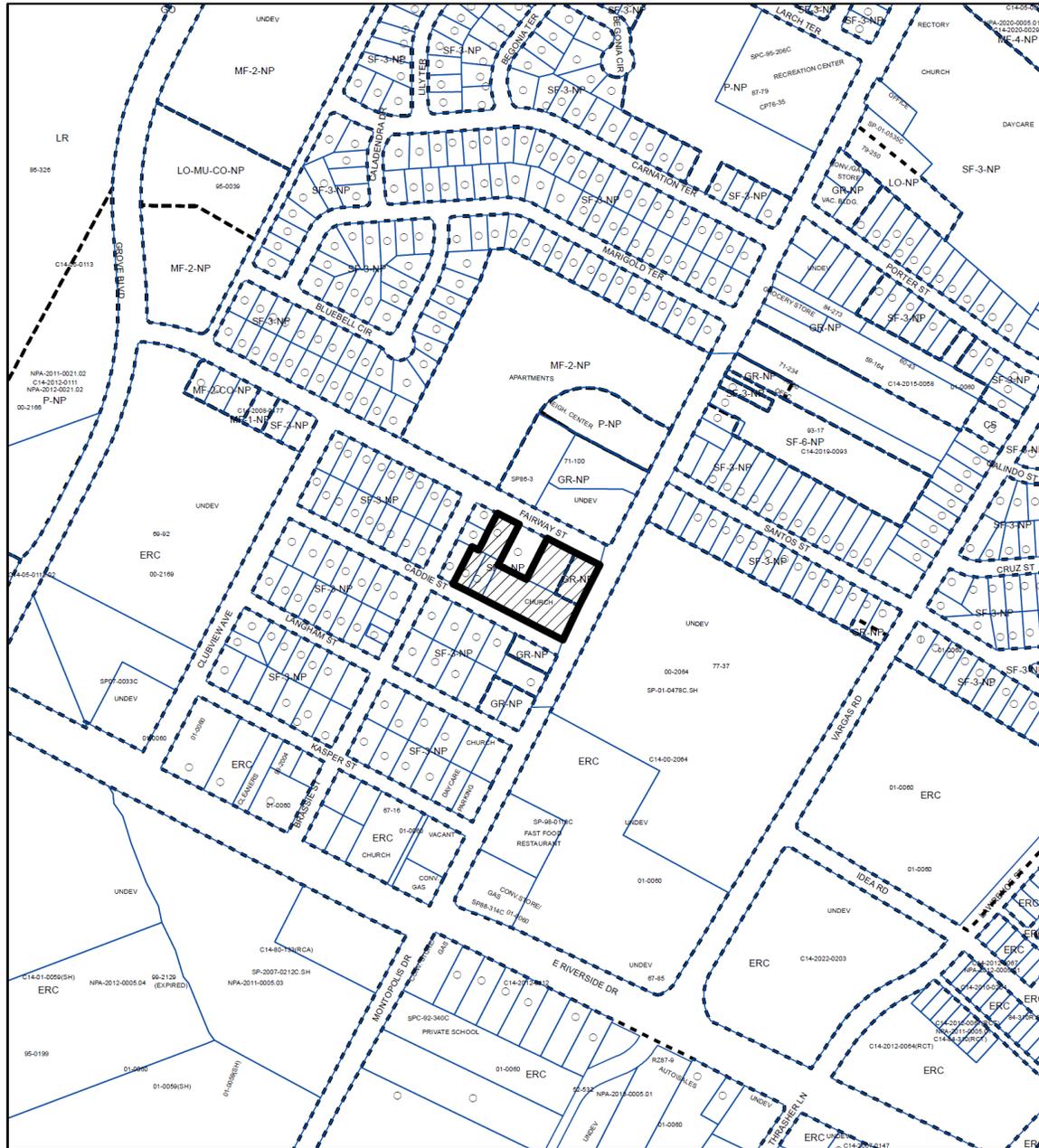
**Montopolis Neighborhood Planning Area  
 NPA-2023-0005.01**

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
-  500 ft. notif. boundary
-  Civic
-  Commercial
-  Multi-Family
-  Single-Family
-  Specific Regulating District



1" = 400'

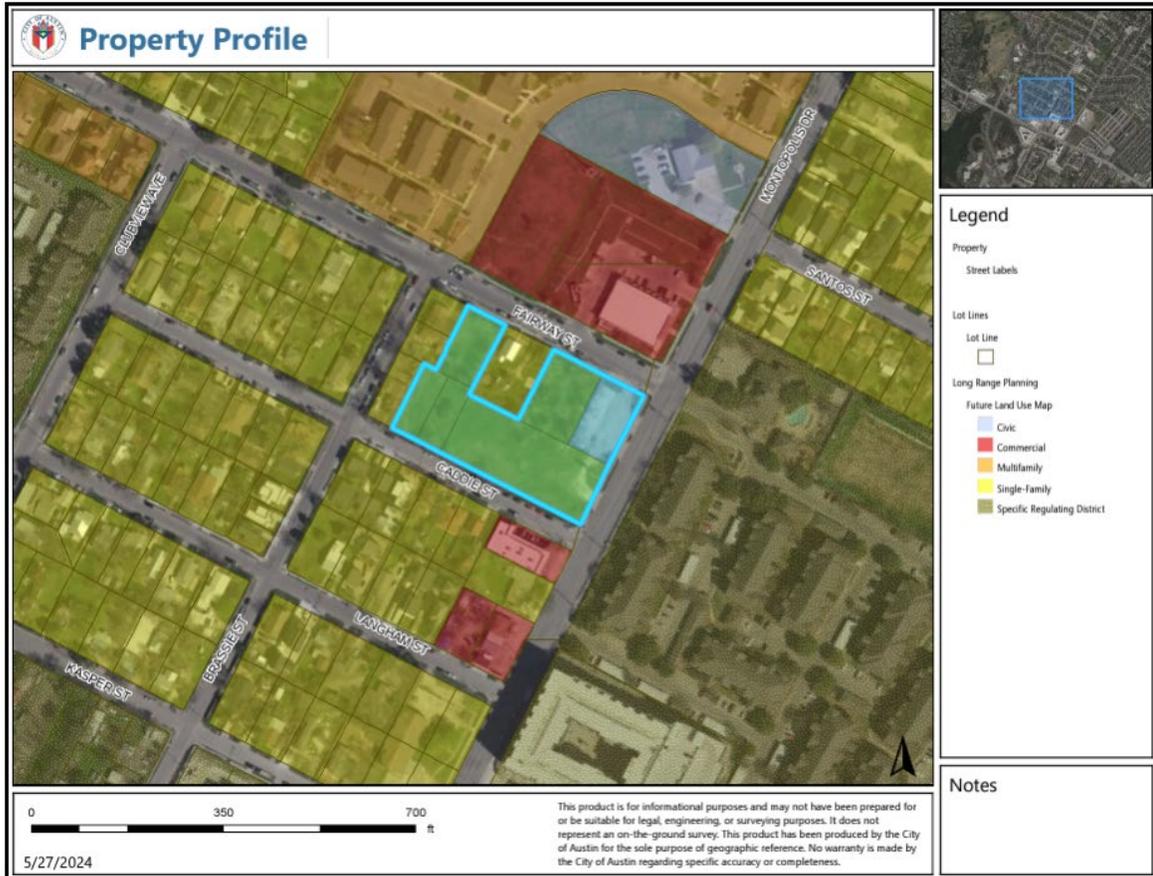
**ZONING**  
 ZONING CASE#: C14-2024-0015

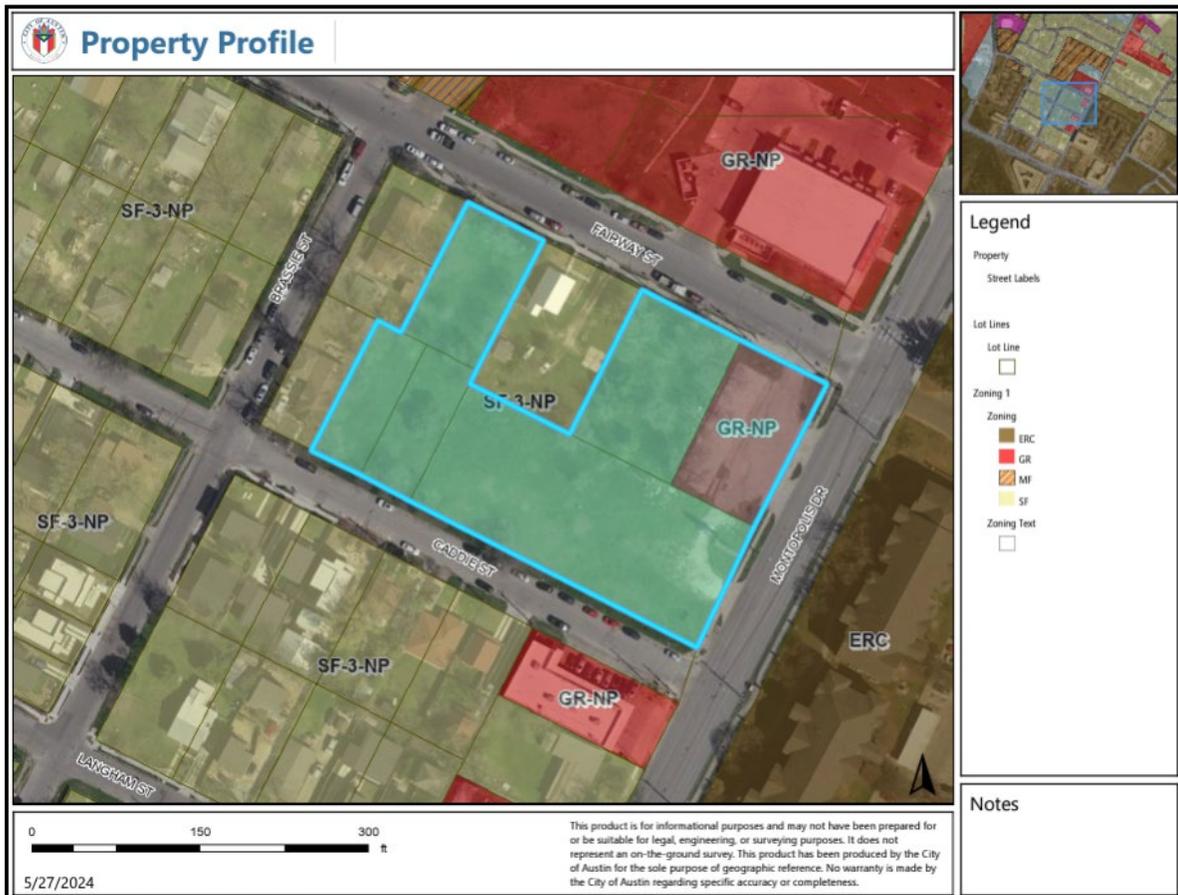
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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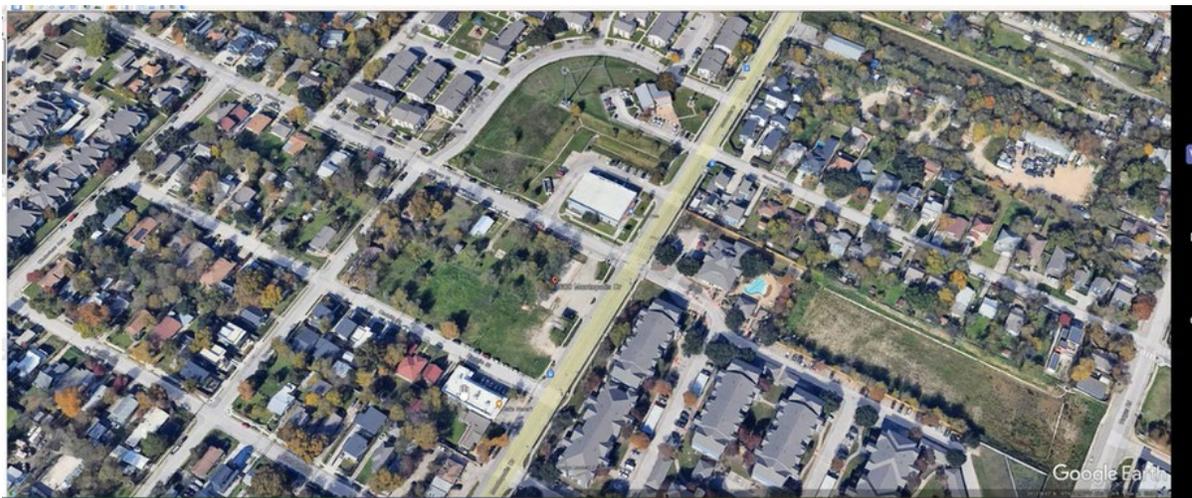
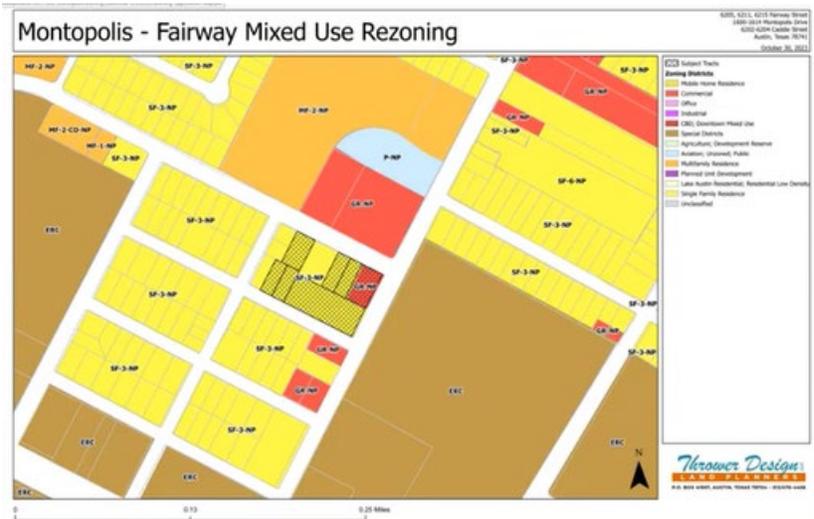
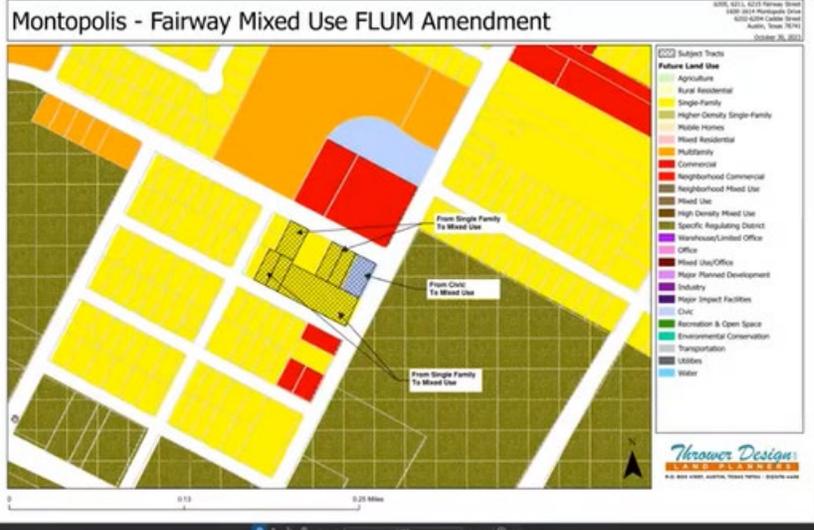


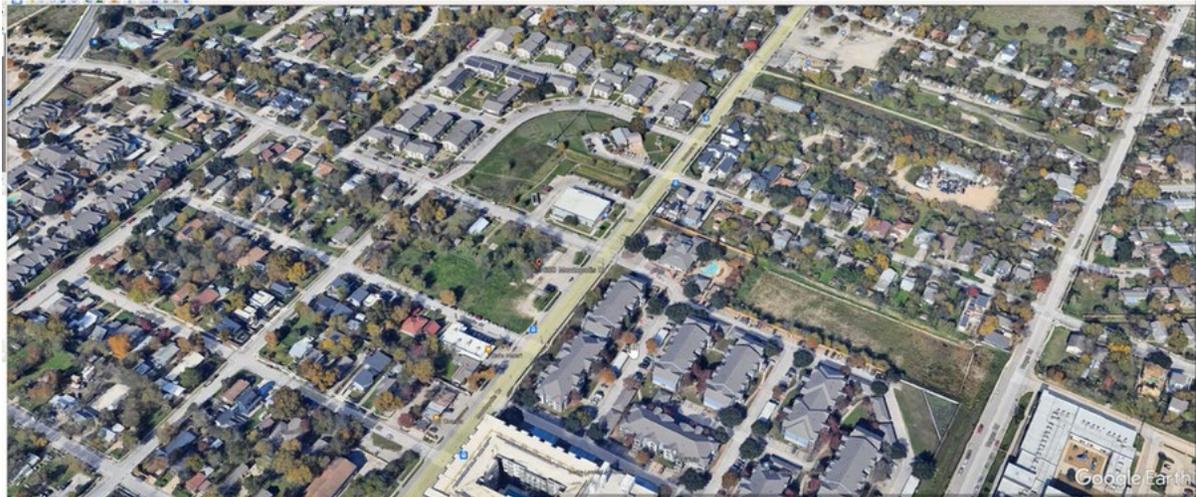
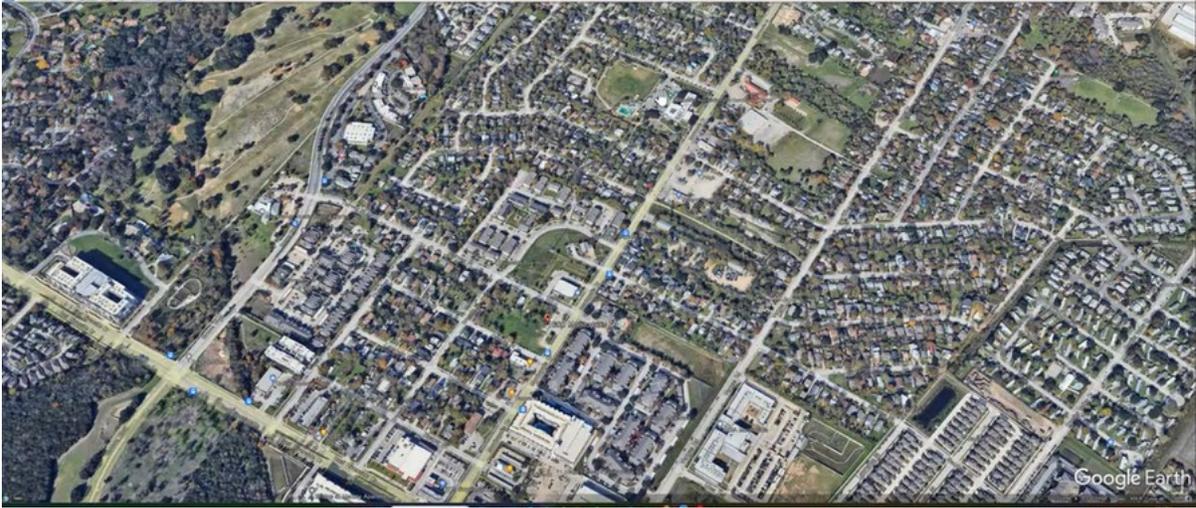
Created: 2/14/2024





### Victoria Haase's Presentation at the Virtual Community Mtg





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

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:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Jesse Lunsford

Your address(es) affected by this application 1700 Montopolis

[Signature] Signature Date 11-29-2023

Comments: I feel this change will be  
Very positive for the area.  
512-415-5475 - Cell

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Maureen Meredith  
 City of Austin  
 Street Jones Bldg.  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

12/12/23  
rec'd

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:** Dec 12, 2023 - Planning Commission

I am in favor  
 object

Your Name (please print) Yolanda Herrera

Your address(es) affected by this application 4200 Caddie St Austin TX 78741

[Signature] Signature Date 12-06-23

Comments: I am against this plan,

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

12/12/23  
rec'd

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:** Dec 12, 2023 - Planning Commission

I am in favor  
 object

Your Name (please print) Janic Espinosa

Your address(es) affected by this application 1606 Brassie St Austin Tx 78741

[Signature] Signature Date 12-06-23

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  
 Street Jones Bldg.  
 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:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) ERIND HALILAJ

Your address(es) affected by this application 6200 CADDIE ST, 1 78741 AUSTIN

[Signature] Date 12/11/23  
 Signature Date

Comments: I'm open for other single family homes but not for 3 story condos IT'S getting very congested and will for sure affect my quality of living there.

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Maureen Meredith  
 City of Austin  
 Street Jones Bldg.  
 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:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Hilario Herrera

Your address(es) affected by this application 6200 Cabbie St Austin TX 78701

[Signature] Date 12-07-23  
 Signature Date

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PUBLIC HEARING COMMENT FORM**

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

Maureen Meredith  
City of Austin  
Street Jones Bldg.  
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@ausintexas.gov  
Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)  
Shalom Hernandez

Your address(es) affected by this application  
714 W 22 St Apt 710 Austin, TX 78705

Your address(es) affected by this application

*Shalom Hernandez*  
Signature

Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

**PUBLIC HEARING COMMENT FORM**

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

Maureen Meredith  
City of Austin  
Street Jones Bldg.  
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@ausintexas.gov  
Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)  
Luke Ketcher

Your address(es) affected by this application  
6102 Palm Circle, Austin, TX 78744

Your address(es) affected by this application

*Luke Ketcher*  
Signature

Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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 Maureen Meredith  
 City of Austin  
 Street Jones Bldg.  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

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**Case Number:** NPA-2023-0005.01  
**Contact:** Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Aerin Abrams  
 Your address(es) affected by this application 1510 W North Loop Blvd Austin TX 78705  
 Signature [Signature] Date 2/16/24

Comments:  
 I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 Maureen Meredith  
 City of Austin  
 Street Jones Bldg.  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

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**Case Number:** NPA-2023-0005.01  
**Contact:** Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Miranda Owen  
 Your address(es) affected by this application 1500 Nueces Street Austin, TX 78705  
 Signature [Signature] Date 02/06/2024

Comments:  
 I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Ashlin Gray  
Your Name (please print)

1003 Justin Ln #1081, Austin Tx 78757

Your address(es) affected by this application

Ashlin Gray 02/06/24  
Signature Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Julia Pynes  
Your Name (please print)

3839 Dry Creek Dr #140, Austin, TX 78731

Your address(es) affected by this application

Julia Pynes 02/06/24  
Signature Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!



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

I am in favor  
 I object

Your Name (please print) Brenda Bradford  
609 clayton w, austin, TX  
Your address(es) affected by this application  
Brenda Bradford 02/06/24  
Signature Date

Comments: \_\_\_\_\_  
I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Emmak Spultz  
3200 Duval St #309, Austin, TX 78705  
Your address(es) affected by this application  
Emmak Spultz 2/6/24  
Signature Date

Comments: \_\_\_\_\_  
I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

RACHEL JOACHIMI  
Your Name (please print)  
1401 Valleyridge Cir Austin TX 78704  
Your address(es) affected by this application  
Rach Signature  
2-6-24 Date

Comments: \_\_\_\_\_  
I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has **3,744** apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Luke Ketcher  
Your Name (please print)  
6102 Palm Circle, Austin, TX 78744  
Your address(es) affected by this application  
Luke Ketcher Signature  
02/06/2024 Date

Comments: \_\_\_\_\_  
I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has **3,744** apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)

Lisa Ramirez  
4500 Circo de Amistad

Your address(es) affected by this application

*Lisa Ramirez*  
Signature

2/24  
Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Your Name (please print)

Veronica Ramirez  
4500 Circo De Amistad

Your address(es) affected by this application

*Veronica Ramirez*  
Signature  
2-27-2024  
Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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 Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Angela Padilla

Your address(es) affected by this application 3214 Pas 812 rd del valle

Signature [Signature] Date 02-07-24

Comments:  
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 Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Samantha Ladwig

Your address(es) affected by this application 6026 Arnold Drive Units B

Signature [Signature] Date 02/07/2024

Comments:  
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**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Cesar Elias

Your address(es) affected by this application 1200 Beagonia Ter 78741

Cesar Elias Signature Date 01-29-24

Comments: \_\_\_\_\_

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has **3,744 apartment units** in its small neighborhood planning area. We must keep our designated single-family zoning!

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**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Solveji Rasa Praxis

Your address(es) affected by this application 3111 Parker Ln Austin, TX 78741

Solveji Rasa Praxis Signature Date 2/11/24

Comments: \_\_\_\_\_

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has **3,744 apartment units** in its small neighborhood planning area. We must keep our designated single-family zoning!

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Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)

José Castro

Your address(es) affected by this application

609 Feliz Av - Austin Tx 78744

Signature

José Castro

Date

1-28-2024

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)

Hedda Elias

Your address(es) affected by this application

304 Kemp St. Austin TX 78741

Signature

Hedda Elias

Date

1/28/24

Comments:

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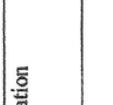
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**Contact:** Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov  
**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Jose Nde Elias

Your address(es) affected by this application 201 Keyup St Austin, TX 78741

 Signature Date 2-16-2024

Comments: \_\_\_\_\_

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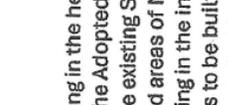
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**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Chanel Davis

Your address(es) affected by this application 7805 Cooper Ln #102 Austin, TX 78745

 Signature Date 2/17/2024

Comments: \_\_\_\_\_

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**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) \_\_\_\_\_  
 Rocío Villalobos

Your address(es) affected by this application \_\_\_\_\_  
 1200 Broadway Dr, 78725

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date  
 02/17/24

Comments: \_\_\_\_\_  
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**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) \_\_\_\_\_  
 Frances Acuna

Your address(es) affected by this application \_\_\_\_\_  
 5009 Brassiewood dr

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date  
 2/9/24

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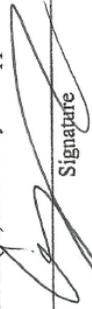
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Maureen.Meredith@austintexas.gov  
Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)  
Christopher Baw

5013 Bay Bluff

Your address(es) affected by this application



Signature

2/12/24

Date

Comments:

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

**PUBLIC HEARING COMMENT FORM**

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

Maureen Meredith  
City of Austin  
Street Jones Bldg.  
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: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print)  
Liana Medrano

2823 MLK Blvd #1126 Austin TX 78702

Your address(es) affected by this application



Signature

2/11/2024

Date

Comments:

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

I am in favor  
 I object

Anna Louie  
Your Name (please print)

2501 Anken #405  
Your address(es) affected by this application

[Signature] \_\_\_\_\_  
Signature

2/1/23  
Date

Comments: \_\_\_\_\_

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Santos Elias  
Your Name (please print)

5603 Tallows Tree Dr. Austin, TX 78754  
Your address(es) affected by this application

Santos Elias \_\_\_\_\_  
Signature

1-28-2024  
Date

Comments: \_\_\_\_\_

I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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**Public Hearing:** Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Amanda Carrillo

Your address(es) affected by this application 3203 McCall Ln Austin, TX

Am Carrillo Signature Date 1-11-2024

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Your Name (please print) Antonica A. Romero

Your address(es) affected by this application \_\_\_\_\_

Antonica A. Romero Signature Date 2-11-24

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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

I am in favor  
 I object

Your Name (please print)  
*Carmen Llanes*

Your address(es) affected by this application  
*4907 Red Bluff Rd*

Signature  
*Carmen Llanes* Date  
*2/11/24*

Comments: *Please listen to Montopolis neighbors*  
I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has **3,744** apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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Austin, TX 78767-8810

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

I am in favor  
 I object

Your Name (please print)  
*D. Lauren Ross*

Your address(es) affected by this application  
*1405 Hillmont St. 78704*

Signature  
*D. Lauren Ross* Date  
*2/17/2024*

Comments:  
I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has **3,744** apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!

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City of Austin  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

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

I am in favor  
 I object

Your Name (please print) ERIND HALILAJ

Your address(es) affected by this application 6201 CADDIE ST | 78741 AUSTIN

Signature [Signature] Date 12/11/23

Comments: I'm open for other single family homes but not for 3 story condos. It's getting very congested and will for sure affect my quality of living there.

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
Maureen Meredith  
City of Austin  
Street Jones Bldg.  
Planning Department  
P. O. Box 1088  
Austin, TX 78767-8810

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

I am in favor  
 I object

Your Name (please print) CHLARA BEAUMONT

Your address(es) affected by this application 1221 ALGONQUITA AVE

Signature [Signature] Date \_\_\_\_\_

Comments: I oppose losing single family zoning in the heart of Montopolis Neighborhood Plan Area. The Adopted 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. Montopolis already has 3,744 apartment units in its small neighborhood planning area. We must keep our designated single-family zoning!"

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Street Jones Bldg.  
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Austin, TX 78767-8810

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Case Number: NPA-2023-0005.01  
Contact: Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
Public Hearing: Dec 12, 2023 - Planning Commission

I am in favor  
 I object

Your Name (please print) Hilario Herrera  
6200 Cabbie St Austin Tx 78741

Your address(es) affected by this application  
Hilario Herrera Signature  
12-07-23 Date

Comments:  
\_\_\_\_\_  
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\_\_\_\_\_  
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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

*Recd: 3/21/25*

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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) Julio Gavarcho  
6202 Kasper St. Austin 78748

Your address(es) affected by this application  
[Signature] Signature  
3/27/25 Date

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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  
 Object

Janie Espinosa

Your Name (please print)

1606 Brassie St.

Your address(es) affected by this application

Janie Espinosa  
Signature

04-02-25  
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

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**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

Yolanda Herrera  
Your Name (please print)

6200 Caddie St  
Your address(es) affected by this application

[Signature]  
Signature

04-02-25  
Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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  
*Recd: 3/31/25*

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**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)*  
Julio Gavanchio

6202 Kasper St. Austin 78748

Your address(es) affected by this application

  
Signature

3/27/25  
Date

Comments:

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### PUBLIC HEARING COMMENT FORM

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Austin, TX 78767-8810

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**Case Number:** NPA-2023-0005.01  
**Contact:** Maureen Meredith, 512-974-2695 or  
Maureen.Meredith@austintexas.gov  
**Public Hearing:** September 12, 2024 - City Council

I am in favor  
 I object

Yolanda Herrera  
Your Name (please print)

6200 Caddie St.  
Your address(es) affected by this application

[Signature]      08-28-24  
Signature      Date

Comments: Absolutely no benefit to our Neighborhood! Invasive to the existing homes on the SAME Block!! Other reasons - devalue of surrounding properties, traffic increase, crime increase, loosing our sense of safety. There are plenty of apartments in the Montopolis Neighborhood. NO NEED FOR MORE! Thank You!

**PUBLIC HEARING COMMENT FORM**

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 Maureen Meredith  
 City of Austin - PDC  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

Rec'd 10/22/25

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**Contact:** Maureen Meredith, 512-974-2695 or [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)  
**Public Hearing:** October 9, 2025 - City Council

I am in favor  
 Object

Your Name (please print) Alexandra Scott  
 Your address(es) affected by this application 6109 Caddie St, Unit A, Austin, TX, 78741  
 Signature *Alexandra Scott* Date 10/23/25

Comments: I do not want increased traffic flow into my neighborhood. I also do not want to be displaced by developer projects increasing property taxes & the cost of living here. Stop gentrifying East Austin.

**PUBLIC HEARING COMMENT FORM**

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 Maureen Meredith  
 City of Austin - PDC  
 Planning Department  
 P. O. Box 1088  
 Austin, TX 78767-8810

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**Case Number:** NPA-2023-0005.01  
**Contact:** Maureen Meredith, 512-974-2695 or [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)  
**Public Hearing:** October 9, 2025 - City Council

I am in favor  
 Object

Your Name (please print) Griselda S Rodriguez  
 Your address(es) affected by this application 6103 Fairway St.  
 Signature *Griselda S Rodriguez* Date 9-22-2025

Comments: SAVE The Neighborhoods! This area has become dense with 3 major apartment complexes and several multi-family residences built. Traffic is an issue for those of us hoping to remain in the neighborhood. We have city buses running all day long. Safety is a concern as fences do not invest in neighborhood!