

From: Fred McGhee <>

Sent: Tuesday, July 18, 2023 11:47 AM

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Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>

Subject: 2404 Thrasher Lane

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External Email - Exercise Caution

Good Morning,

RE: Items 169 and 170 on the Thursday July 20, 2023 Austin City Council Agenda, please vote AYE in support of the applicant's request.

The Montopolis Neighborhood Planning Contact Team, the Montopolis Neighborhood Association, the Carson Ridge/Thrasher Neighborhood Association, the Montopolis CDC and others also support the applicant's request.

The Montopolis CDC has been in negotiations with the applicant, and we have negotiated a tentative Community Benefits Agreement which would result in the construction of at least one of the proposed units to the International Passive House standard, the second such building in Montopolis (and Austin) constructed to this high standard, which is 3-5 times as energy efficient as a LEED Platinum or Austin Energy Greenbuilding 5-Star greenbuilt home.

We are aware that an absentee landlord who owns an adjacent lot is in opposition to this zoning request. Her business concerns are profits-driven and parochial and are nullified by the fact that Montopolis is a family community, with Thrasher Lane in particular one of our neighborhood's core family neighborhoods. She knew what she was buying, as I personally as well as others have made this clear. The previous owners, Felix and Amanda Benavides are even featured in my book about Montopolis, *Austin's Montopolis Neighborhood*.

