

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Montopolis

CASE#: NPA-2023-0005.01

DATE FILED: November 13, 2023

PROJECT NAME: Montopolis-Fairway Mixed Use

PC DATES: August 13, 2024
July 23, 2024
July 9, 2024
June 11, 2024
May 28, 2024
April 23, 2024
March 26, 2024
February 27, 2024
January 23, 2024
December 12, 2023

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

DISTRICT AREA: 3

SITE AREA: 1.91 acres

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

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

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695)

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family and Civic

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2024-0015

From: SF-3-NP and GR-NP

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

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

CITY COUNCIL DATE:
September 12, 2024

ACTION: Postponed to October 24, 2024 at the request of the Neighborhood. [J. Vela – 1st; P. Ellis – 2nd] Vote: 11-0.

October 24, 2024

ACTION: Indefinitely postponed at the request of the Applicant. [Velasquez – 1st; Harper-Madison – 2nd] Vote: 11-0

April 10, 2025

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

April 24, 2025

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

October 9, 2025

ACTION: Postponed to November 20, 2025 at the request of the Neighborhood.

November 20, 2025

ACTION: Applicant postponement to December 11, 2025

December 11, 2025

ACTION: (action pending)

PLANNING COMMISSION RECOMMENDATION:

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

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

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

June 11, 2024– Postponed to July 9, 2024 on the consent agenda at the request of Staff. [A. Azhar – 1st; F. Maxwell – 2nd] 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 – 1st; A. Woods – 2nd] Vote: 10-0 [P. Howard and A. Phillips absent].

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

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

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

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

December 12, 2023 – Postponed to January 23, 2024 on the consent agenda at the request of the Applicant. [F. Maxwell – 1st; A. Azhar – 2nd] 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 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 with 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.

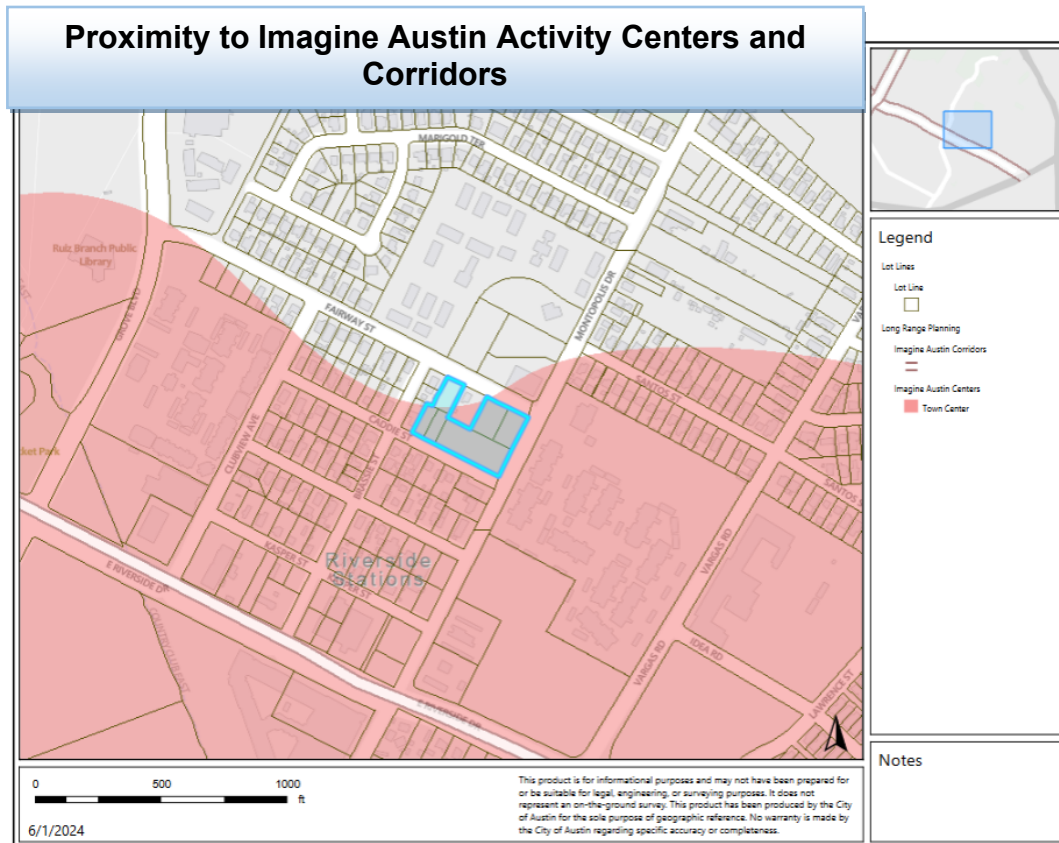
Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

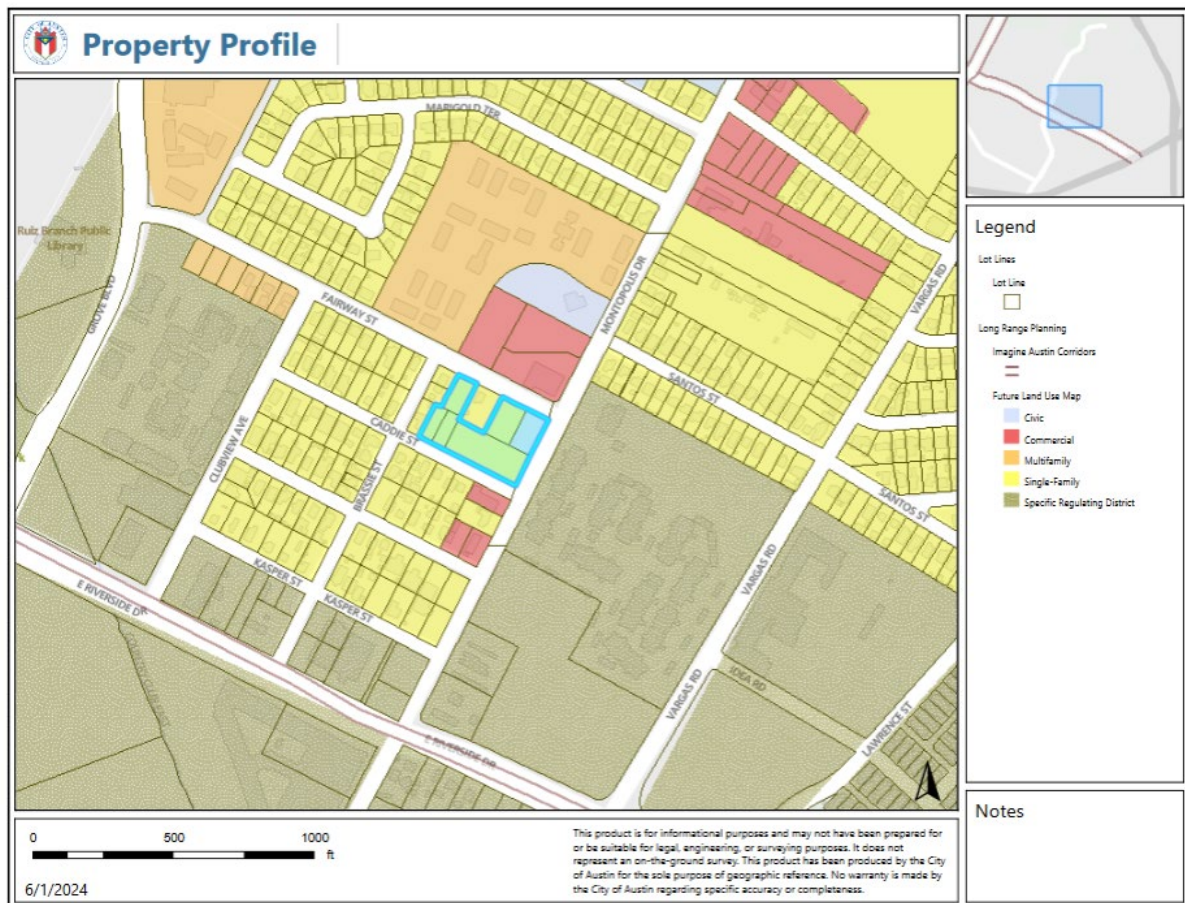
Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

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.

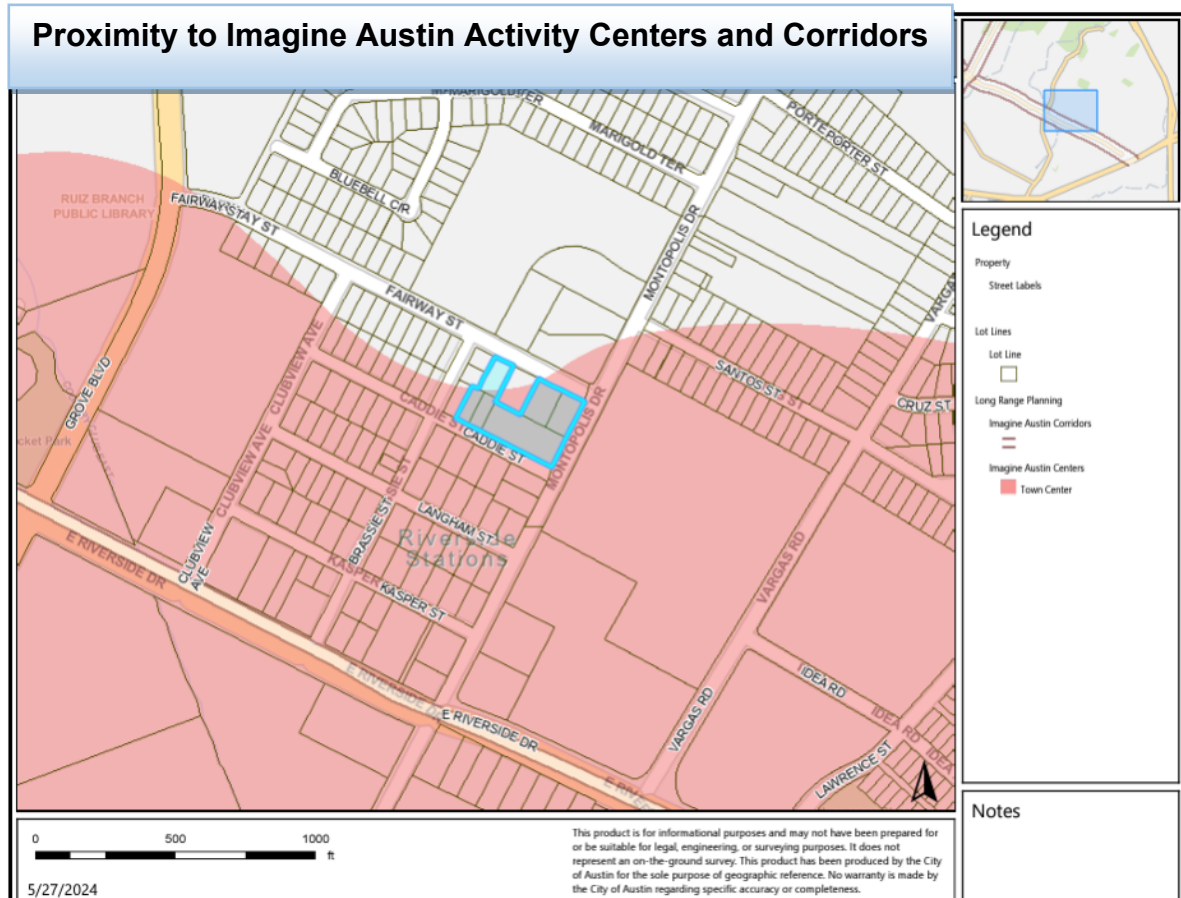
Purpose

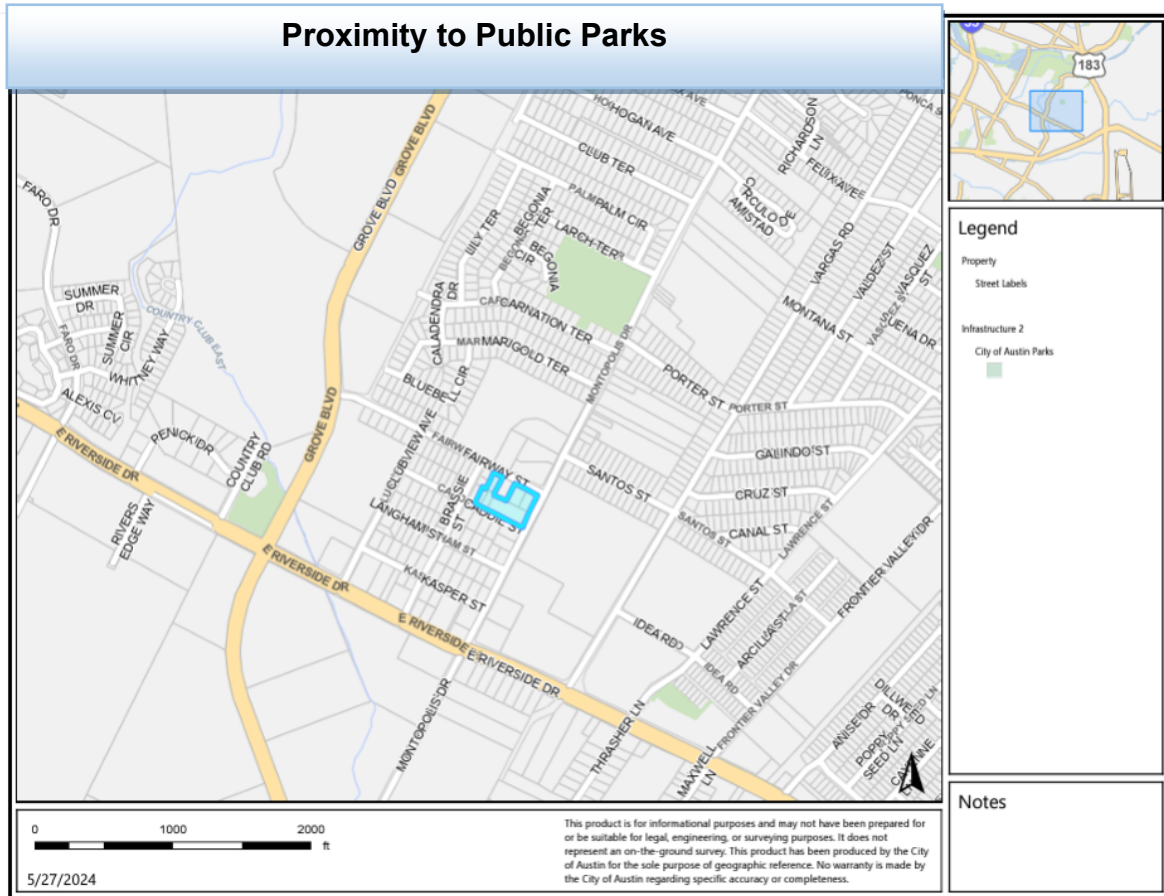
1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic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

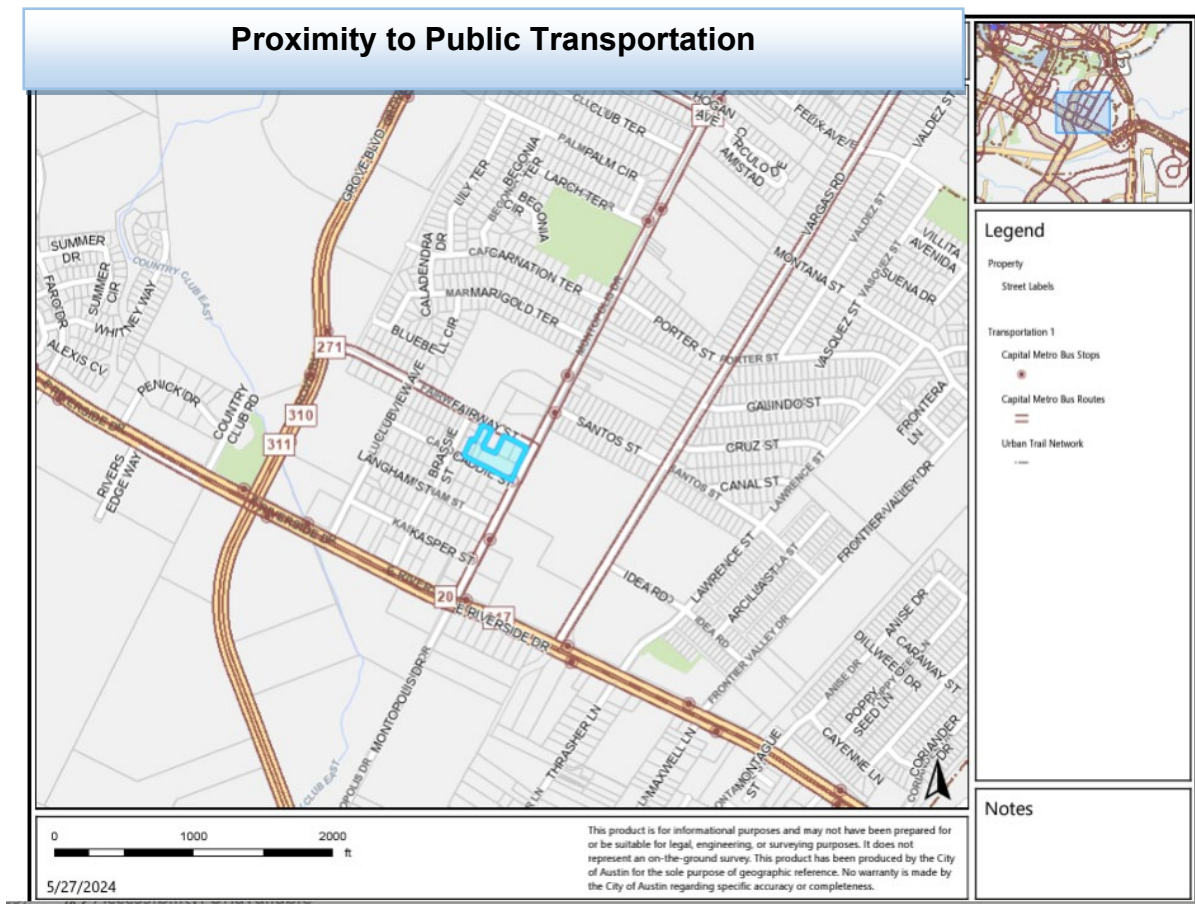
Application

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
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • Within the Riverside Station Town Center Activity Center • Approx. 0.20 miles north of East Riverside Drive an Activity Corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.2 miles from Tomgro Grocery • 0.3 miles from JDs Supermarket #9 • 0.8 miles from Vargas Food Store
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.4 miles from IDEA Montopolis • 1.0 mile from Allison Elementary School • 1.0 mile from Baty Elementary School
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 0.5 miles from Montopolis Recreation and Community Center • 0.5 miles from Montopolis Park
No	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • DB90 would require affordable housing.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> • The site could accommodate approx. 180 dwelling units.
Yes	Mixed use: Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> • The proposed CS-DB90-NP zoning could accommodate approx. 180 dwelling units and approx. 5,000 sq. ft. of retail and 5,000 sq. ft. of office uses although no formal site plan.
Yes	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). <ul style="list-style-type: none"> • 0.5 miles from Ruiz Branch, Austin Public Library
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
Not Known	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Not Known	Workforce Development, the Economy and Education: 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	Industrial Land: Preserves or enhances industrial land.
11	Number of "Yeses"







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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

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

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

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

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

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

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

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

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

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 autocentric and any new development that goes on the property will provide parking. Streets are public and anyone can park on the street whether it's from this development or anyone else in the neighborhood.

Comment:

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

Applicant Summary Letter from Application

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

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Neighborhood Plan Amendment SUMMARY LETTER

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

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

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

Neighborhood Postponement Request to July 23, 2024

From: Victoria <Victoria@throwerdesign.com>
Sent: Tuesday, July 2, 2024 4:36 PM
To: Susana Almanza <
Cc: Jama Joseph (WE ACT) <jama.joseph@ >; Velasquez, Jose <Jose.Velasquez@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Hall, Victoria <Victoria.Hall@austintexas.gov>; Ron Thrower <ront@throwerdesign.com>
Subject: RE: Postponement Request July 23rd-C14-2024-0015 & NPA-2023-0005.01

External Email - Exercise Caution

Hello Susana,

We agree with the neighborhood's request to postpone this case to July 23rd. Even so, we met with the NPCT about this case on October 30, 2023, and we agreed to disagree very quickly and respectfully. The NPCT made it very clear that an upzoning of any SF-3 zoned lands will never be supported. The DB90 overlay recently added to the request for rezoning will ensure that a development must include affordable units, something that was not required with the original request. If the NPCT's position has changed, please let me know.

Thank you,
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@austintexas.gov>
Cc: Victoria <Victoria@throwerdesign.com>; Jama Joseph (WE ACT) <jama.joseph@weact.org>; Velasquez, Jose <jose.Velasquez@austintexas.gov>
Subject: Postponement Request July 23rd-C14-2024-0015 & NPA-2023-0005.01

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

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

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

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

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

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

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

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

From: Susana Almanza, President - Montopolis Neighborhood Association

Date: February 21, 2024

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

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

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

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

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

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

Letter of Recommendation from the Montopolis Neighborhood Plan Contact Team

Montopolis Neighborhood Plan Contact Team

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

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

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

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

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

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

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

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

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

Equity & Justice,

Susana Almanza, President MNPCT
Ana Villalobos
Frank Monreal

Monica Allen
Peter Simonite

Fred McGhee, Ph.D
Pedro Hernandez, Jr
Jonathan Davis

Jose Noe Elias
Eric Paulus
Corazon Renteria Israel Lopez

(see attached Montopolis Neighborhood Plan Area)

Grove Place
1881 Grove Blvd.
Number of Units: 184

Cambrian East Riverside
1806 Clubview Ave.
Number of Units: 65

Bridge at Henley
6107 E. Riverside Dr.
Number of Units: 368

Trove Eastside
2201 Montopolis Dr.
Number of Units: 280

Radius on Grove
2301 Grove Blvd.
Number of Units: 151

The Mont
2405 Montopolis Dr.
Number of Units: 288

The Monroe
2511 Montopolis Dr.
Number of Units: 24

The Pointe at Ben White
6934 E. Ben White Blvd.
Number of Units: 250

The Oaks at Ben White
6936 E. Ben White Blvd.
Number of Units: 96

East VUE Ranch
460 Bastrop Hwy SB
Number of Units: 342

Riverside Townhomes
6118 Fairway St.
Number of Units: 128

Riverside Meadows
1601 Montopolis Dr.
Number of Units: 240

Urban East
6400 E. Riverside Dr.
Number of Units: 368

Frontier East
1705 Frontier Valley Dr.
Number of Units: 192

Crosstown
6507 E. Riverside Dr.
Number of Units: 263

The Oscar
6905 E. Riverside Dr.
Number of Units: 50

Arise Riverside
1900 Airport Commerce Dr.
Number of Units: 275

The Villages at Ben White
7000 E. Ben White Blvd.
Number of Units: 180

Montopolis Neighborhood Plan
Adopted 09/21/2001
Updated: 10/31/2022

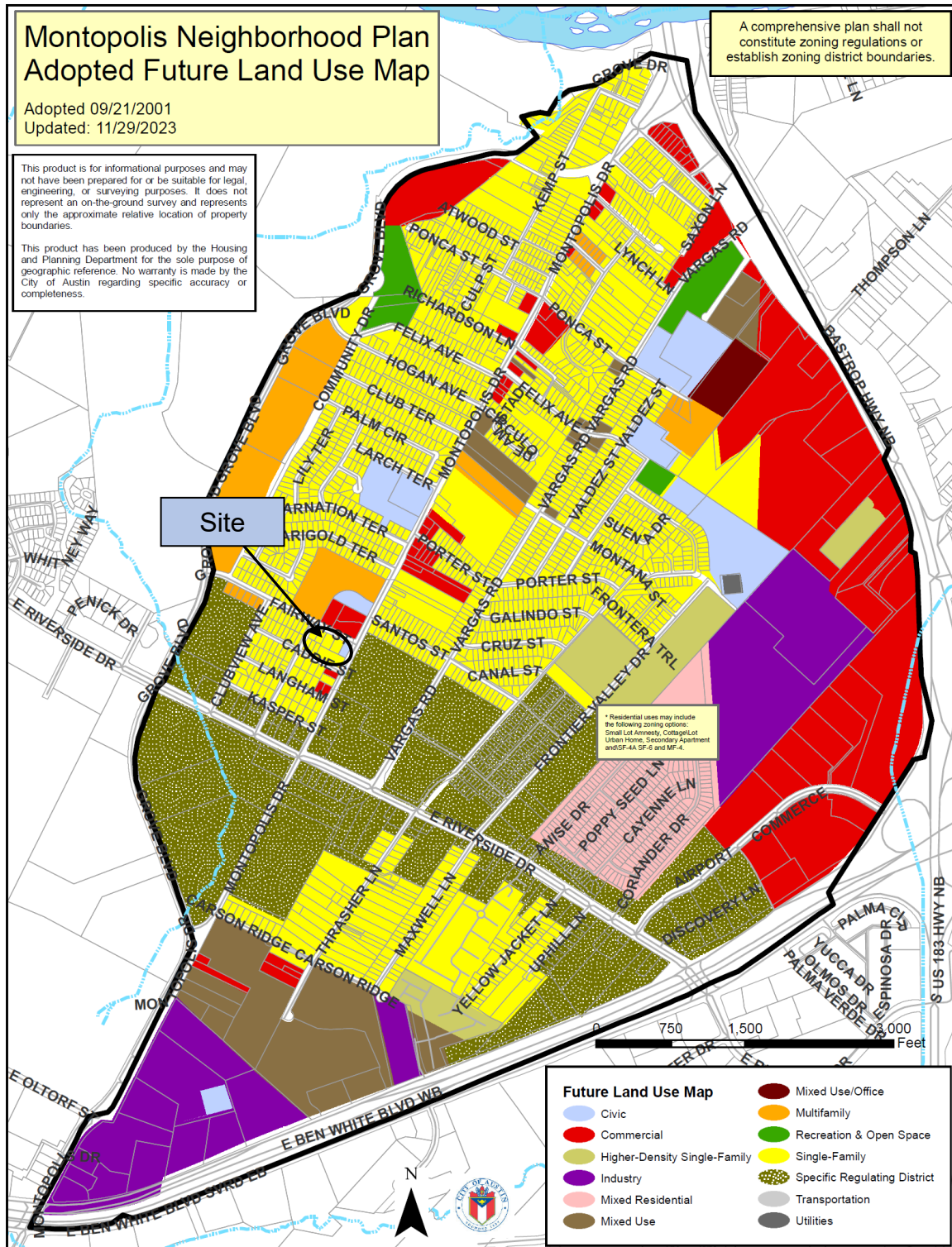
This product has been produced by the Planning Department for the sole purpose of providing information. It does not represent an official government action and represents only the approximate relative location of property boundaries.

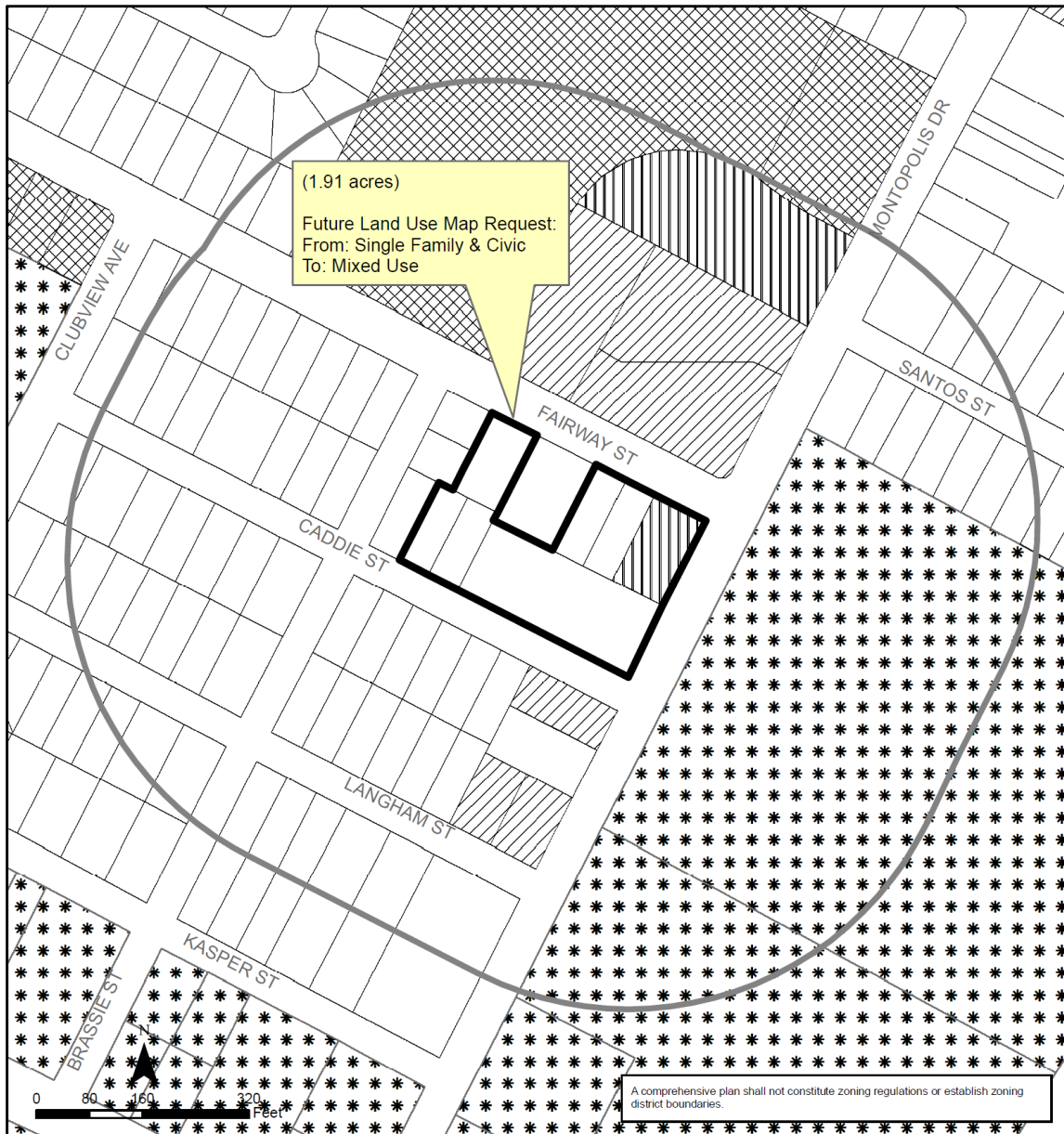
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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Future Land Use Map

- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Residential
- Mixed Use
- Mixed Use/Office
- Medium-Density Single-Family
- Neighboring & Open Space
- Single-Family
- Specific Regulating District
- Transportation
- Utilities





Montopolis Neighborhood Planning Area NPA-2023-0005.01

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

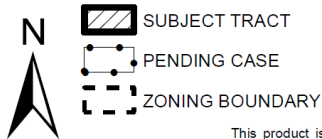
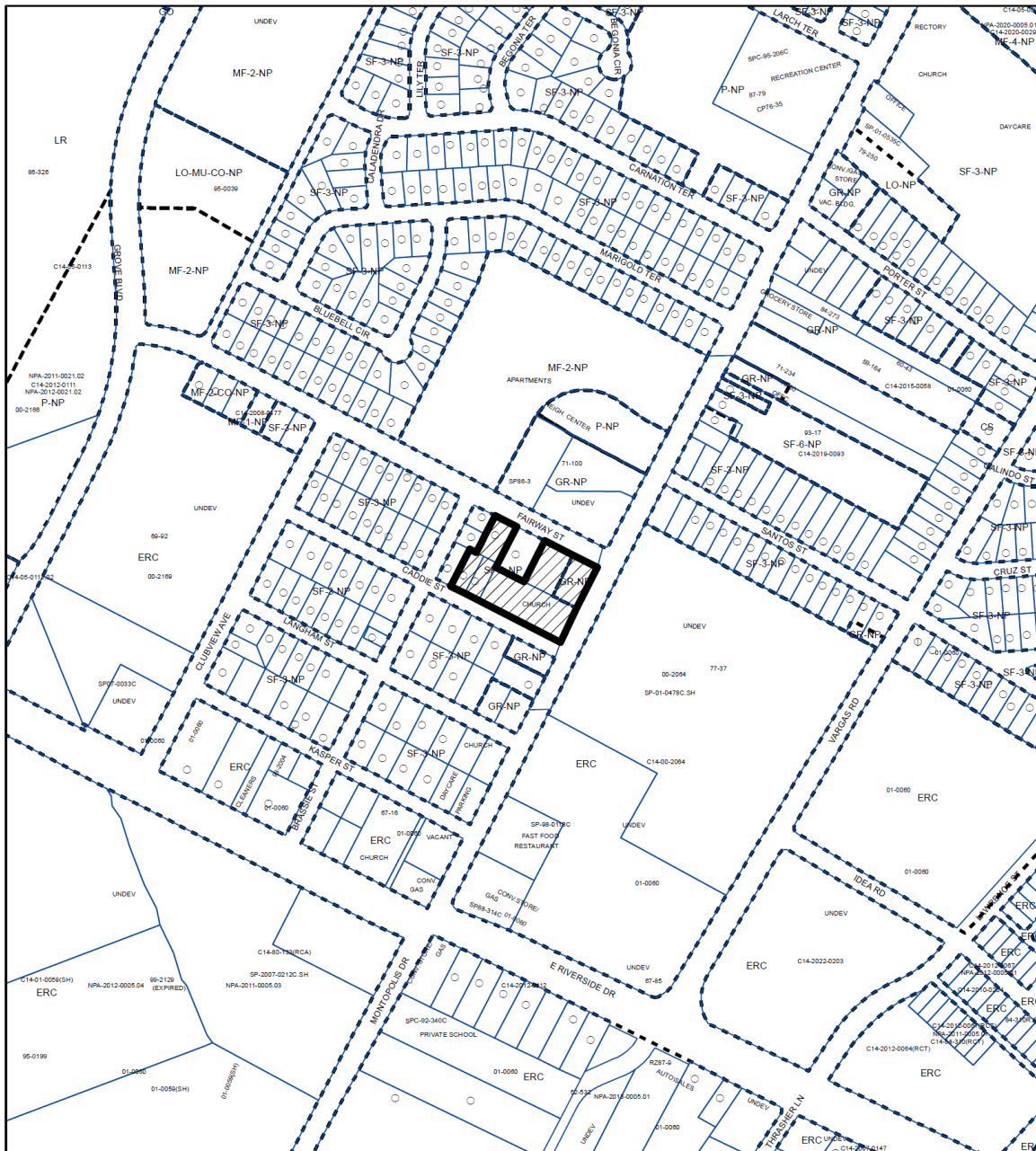
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Future Land Use

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



City of Austin
Housing and Planning Department
Created on 11/14/2023, by: MeeksS



1" = 400'

ZONING

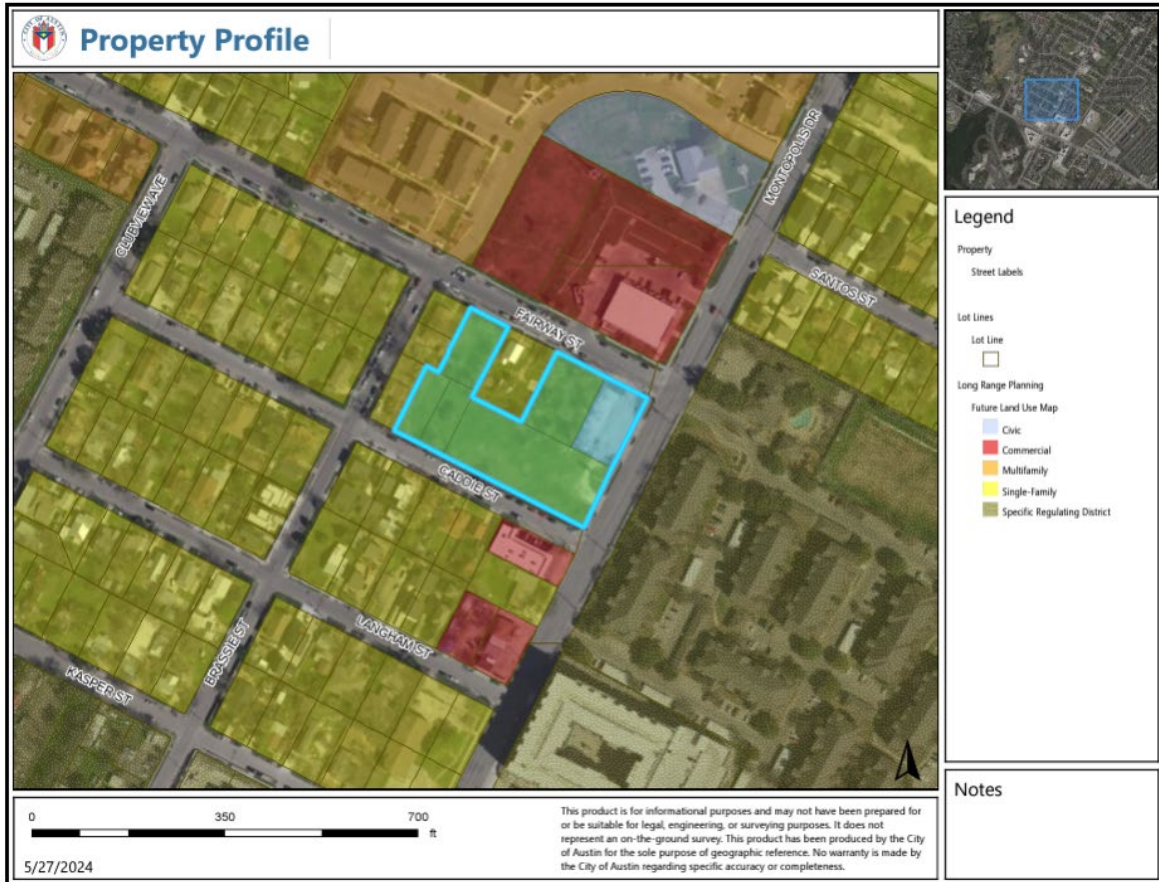
ZONING CASE#: C14-2024-0015

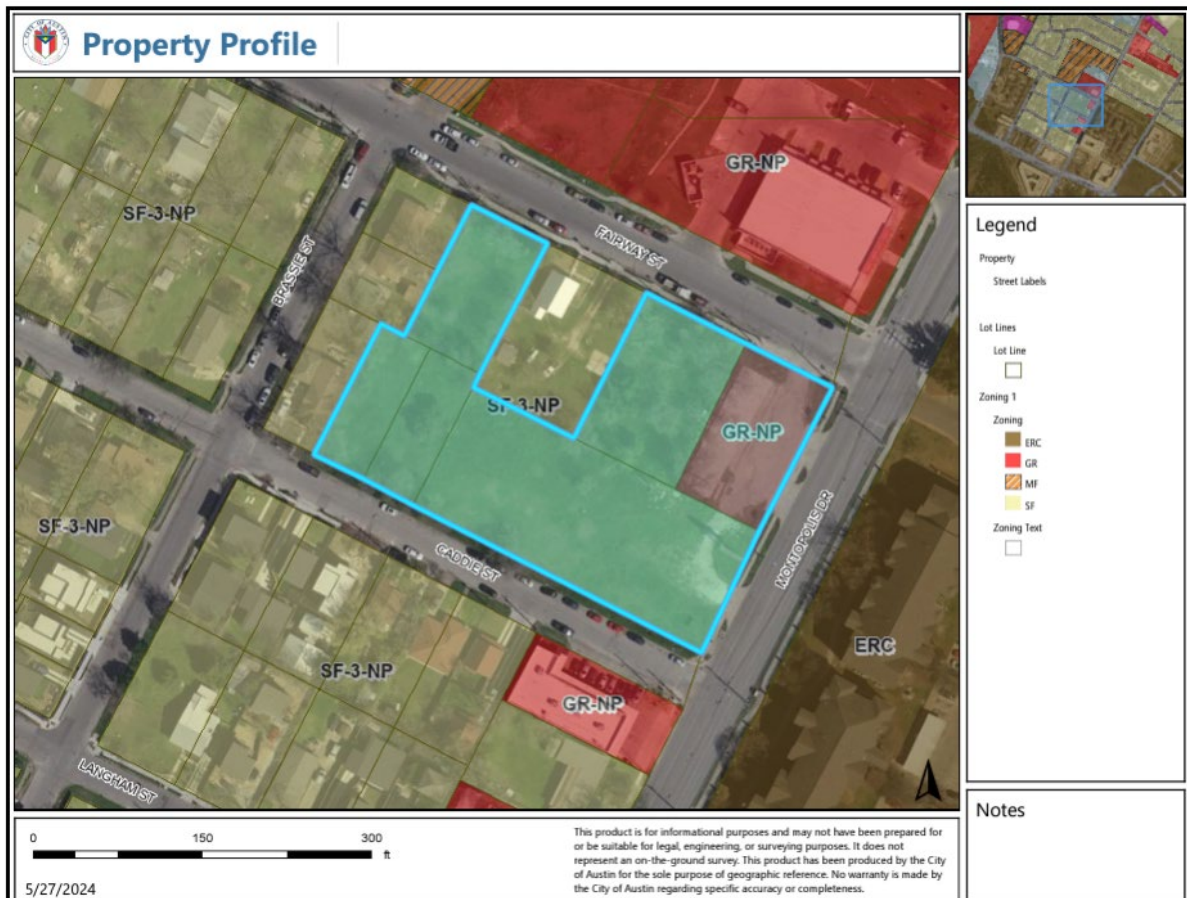
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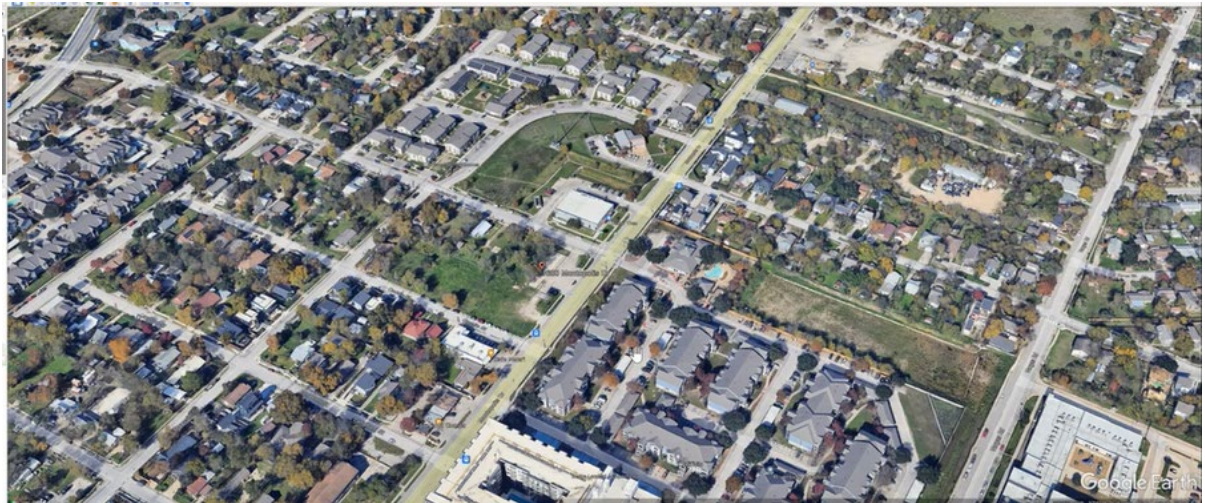
Created: 2/14/2024





Montopolis - Fairway Mixed Use FLUM Amendment





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

Jesse Lunsford

Your Name (please print)

1700 Montopolis

Your address(es) affected by this application

Jesse Lunsford

Signature

11-29-2023

Date

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
Dec

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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

Janic Espinosa
Your Name (please print)

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

Janic Espinosa
Signature

12-06-23
Date

Comments:

PUBLIC HEARING COMMENT FORM

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

12/12/23
Dec

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

☐ I am in favor
☒ I object

Yolanda Herrera
Your Name (please print)

6200 Caddie St. Austin TX 78741
Your address(es) affected by this application

Yolanda Herrera
Signature

12-06-23
Date

Comments:

I am against this plan!

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin
Street Jones Bldg.
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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)

Hilario Herrera

6200 Cabbie St Austin TX 78741

Your address(es) affected by this application

Hilario Herrera

Signature

Date

12-07-23

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

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Public Hearing: Dec 12, 2023 - Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

ERIN D HALILAT

6200 CADDIE ST, 1 78741 AUSTIN

Your address(es) affected by this application

ERIN D HALILAT

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

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City of Austin
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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

Shalom Hernandez

Your Name (please print)

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

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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

Luke Ketcher

Your Name (please print)

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

Public Hearing: Dec 12, 2023 - Planning Commission

☐ I am in favor
☒ I object

Miranda O'Brien
Your Name (please print)

1500 Nueces Street Austin, TX 78705
Your address(es) affected by this application

Miranda O'Brien
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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Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: Dec 12, 2023 - Planning Commission

☐ I am in favor
☒ I object

Aerin Abrams
Your Name (please print)

1510 W North Loop Blvd Austin, TX 78703
Your address(es) affected by this application

[Signature]
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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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

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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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

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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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

Amber Jones

Your Name (please print)

Your address(es) affected by this application

216/2024

Date

Signature

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

Erin Sheppard

Your Name (please print)

Your address(es) affected by this application

217/24

Date

Signature

Comments:

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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

Brenda Bradford
Your Name (please print)

609 clayton Ln, Austin, TX
Your address(es) affected by this application

Brenda Bradford
Signature

02/06/24
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.

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

☐ I am in favor
☒ I object

Emmak Spautz
Your Name (please print)

3209 Duval St. #309, Austin, TX 78705
Your address(es) affected by this application

Emmak Spautz
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.

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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

Luke Ketcher

Your Name (please print)

6102 Palm Circle, Austin, TX 78744

Your address(es) affected by this application

[Signature]

Signature

02/06/2024

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
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

RACHEL JONCHIM

Your Name (please print)

1401 Valleyridge Cir Austin TX 78704

Your address(es) affected by this application

[Signature]

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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Case Number: NPA-2023-0005.01

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

Public Hearing: Dec 12, 2023 - Planning Commission

Lisa Ramirez
Your Name (please print)

4500 Circulo de Amistad
Your address(es) affected by this application

[Signature]
Signature

2/7/24
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!

☐ I am in favor
☒ I object

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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

Veronica Ramirez
Your Name (please print)

4500 Circulo de Amistad
Your address(es) affected by this application

[Signature]
Signature

2-7-2024
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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Case Number: NPA-2023-0005.01 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Dec 12, 2023 - Planning Commission	
<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) <u>Angela Padilla</u>	
Your address(es) affected by this application <u>3214 Pos 812 rd del Valle</u>	
Signature <u>[Signature]</u>	Date <u>02-07-24</u>
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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Case Number: NPA-2023-0005.01 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Dec 12, 2023 - Planning Commission	
<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) <u>Samantha Ladwig</u>	
Your address(es) affected by this application <u>6206 Arnold Drive, Unit B</u>	
Signature <u>[Signature]</u>	Date <u>02/07/2024</u>
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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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

Cesar Elias
Your Name (please print)

1200 Beagonia Ter 78741

Your address(es) affected by this application

01-29-24
Date

Signature

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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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

Solveig Rosa Praxis
Your Name (please print)

3111 Parker Ln Austin, TX 78741

Your address(es) affected by this application

2/11/24
Date

Signature

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)

José Castro

Your address(es) affected by this application

6109 Fehlig Ave Austin Tx 78744

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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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)

Hedda Elias

Your address(es) affected by this application

304 Kemp St Austin TX 78741

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

Chanel Davis
Your Name (please print)

7805 Cooper Ln #102 Austin, TX 78745

Your address(es) affected by this application

Chanel Davis

Signature

2/17/2024

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

Jose Noe Elias
Your Name (please print)

201 Kenup St Austin, TX 78741

Your address(es) affected by this application

Jose Noe Elias

Signature

2-16-2024

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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Maureen.Meredith@austintexas.gov

Public Hearing: Dec 12, 2023 - Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

Frances Acona

Your address(es) affected by this application

5009 Brassie wood dr

Signature

[Signature]

Date

2/9/24

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)

Rocio Villalobos

1200 Broadmoor Dr, 78725

Your address(es) affected by this application

02/17/24

Signature

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

Your Name (please print)

Christopher Barry

Your address(es) affected by this application

5013 Rialto Blvd

Signature

Date

2/12/24

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)

Liana Medrano

Your address(es) affected by this application

2823 MLK Blvd #1126 AUSTIN TX 78702

Signature

Date

2/11/2024

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)

Anna Romero #405

Your address(es) affected by this application

2501 Anken #405

Signature

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

Santos Elias
Your Name (please print)

5603 Tallows Tree Dr. Austin, TX 78744

Your address(es) affected by this application

Santos Elias 1-28-2024

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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Case Number: NPA-2023-0005.01 Contact: Maureen Meredith, 512-974-2695 or Maureen.Meredith@austintexas.gov Public Hearing: Dec 12, 2023 - Planning Commission	
<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) <u>Amanda Carrillo</u>	
Your address(es) affected by this application <u>3203 McCall Ln Austin, TX</u>	
Your Signature <u>Amanda Carrillo</u>	
Date <u>1-11-2024</u>	
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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<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) <u>Antonia A. Romero</u>	
Your address(es) affected by this application <u>3203 McCall Ln Austin, TX</u>	
Your Signature <u>Antonia A. Romero</u>	
Date <u>2-11-24</u>	
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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<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) Carmen Llanas	
Your address(es) affected by this application 4907 Red Bluff Rd	
Signature <i>Carmen Llanas</i>	
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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<div><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</div>	
Your Name (please print) D. Lauren Ross	
Your address(es) affected by this application 1405 Hillmont St. 78704	
Signature <i>D. Lauren Ross</i>	
Date 2/10/2024	
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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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

ERIND HALILAT

Your Name (please print)

6201 CADDIE ST, 1 78741 AUSTIN

Your address(es) affected by this application

[Signature]

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

CHARA BEAUMONT

Your Name (please print)

1221 ALGATA AVE

Your address(es) affected by this application

[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!

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

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

Case Number: NPA-2023-0005.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: April 10, 2025 - City Council

☒ I am in favor
☐ I object

Julio Gavanchu

Your Name (please print)

6202 Kasper St. Austin 78748

Your address(es) affected by this application

3/27/25

Date



Signature

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

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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

Hilario Herrera

Your Name (please print)

6200 Cabble St Austin TX 78741

Your address(es) affected by this application

Hilario Herrera

Signature

12-07-23

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

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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

Janie Espinosa

Your Name (please print)

1606 Brassie St.

Your address(es) affected by this application

Janie Espinosa

Signature

07-02-25

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

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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

Julio Gavanchio

Your Name (please print)

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

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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

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@ausintexas.gov

Public Hearing: October 9, 2025 - City Council

☐ I am in favor
☒ I object

Your Name (please print)

Griselda S. Rodriguez

Your address(es) affected by this application

6603 Fairway St.

Signature

Griselda S. Rodriguez

Date

9-22-2025

Comments:

SAVE the neighborhood!
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 tenants do not
invest in neighborhood!

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@ausintexas.gov

Public Hearing: October 9, 2025 - City Council

☐ I am in favor
☒ I 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

10/23/2025

Comments:

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