

#73
Susana Almaraz

Montopolis Neighborhood Contact Team

March 20th, 2014

Late Backup

Mayor Lee Leffingwell & Mayor Pro Tem Sheryl Cole
and City Council Members
City of Austin
P O Box 1088
Austin, TX 78767-1088

RE: C14-2013-0107 - 600 Kemp Street – Rezoning from SF-3 to SF-6

Dear Mayor, Mayor Pro Tem and City Council Members:

The Montopolis Neighborhood Plan was adopted by the Austin City Council on September 27th, 2001. A neighborhood contact team was elected to oversee the adopted Montopolis Neighborhood Plan. A neighborhood plan contact team (NPCT) is a group of individuals designated to be the stewards or advocates of their adopted neighborhood plan as set by the rules of the Austin City Council. They work with city staff towards the implementation of the plan recommendations, review and initiate plan amendments, serve as community points of contact, and work on behalf of other neighborhood stakeholders. We urge the Austin City Council to respect and not to overrule our contact team as well as almost all affected neighborhood associations in our decision to keep single family zoning on the property located at 600 Kemp.

The Montopolis Neighborhood Plan Contact Team met on October 29th, to review C14-2013-0107, 600 Kemp Street. Mr. Ron Thrower gave a presentation concerning the property located at 600 Kemp Street. The contact team and area residents had numerous questions. After a lengthy discussion, the MNPCT voted to oppose the zoning change from SF-3 (Family Residence district) to SF-6 (Townhouse & Condominium Residence district).

We object to the zoning change due to the following reasons:

1. The new proposed SF-6 doesn't respect the diverse character of the Montopolis neighborhood,
2. The new proposed SF-6 zoning change does not ensure compatibility and doesn't encourage a complimentary relationship between adjacent land uses,
3. The proposed SF-6 zoning change doesn't provide affordable housing,
4. The proposed SF-6 zoning change doesn't work to preserve the existing single family use and zoning of this older, established area of Montopolis,
5. The proposed SF-6 zoning will cause an increase of property taxes for the older established Montopolis property owners.

6. Staff's claim on page C4-11 that "this project appears to be consistent with the Montopolis Neighborhood Plan because it promotes new housing" is false. The proposed development is in the older and established portion of our neighborhood, precisely the portion whose area character we seek to preserve. When the plan was approved in 2001, the neighborhood's conception of "single family" was precisely the interpretation a layperson would confer on such a notion; it certainly was not a 45 unit condominium or townhome development. Moreover, this is the most historic portion of Montopolis, an area that needs to be studied further before intelligent planning decisions can be made.

7. Staff's Imagine Austin claims are also spurious. Any increase in housing "choice" would not be for the indigenous population of Montopolis. The applicant can build at a density more acceptable to the neighborhood under the existing zoning.

8. The applicant appears to be engaged in an effort to skirt the will of the neighborhood by attempting to buy off neighbors (mostly working class), and by attempting to negotiate with surrogates (such as Ecology Action) where opportune. They are also disrespectful of the neighborhoods existing history and institutions.

9. The transportation section of our neighborhood plan encourages planning for pedestrians and bicyclists, improved lighting, signage, and traffic calming. It also, on page 18 (Objective 10) encourages the minimization of through traffic from residential areas. Staff's traffic analysis, on the other hand, is based upon a theoretical upper limit based upon the carrying capacity of Kemp Street. That is not the qualitative criterion the neighborhood uses.

10. Page 22 of our plan (design guidelines) states that "measurable actions will be adopted for later implementation." Thirteen years later, we're still waiting. The plan also states that it will be updated every six months. Who from city staff stands ready to assist so that we no longer have to read staff interpretations such as these: "Unlike subsequent neighborhood plans, this 2001 neighborhood plan did not differentiate between density levels on single-family land use.

11. The rezoning of 600 Kemp to SF-6 will open the flood gates to gentrification in our low-income working class community of color of Montopolis.

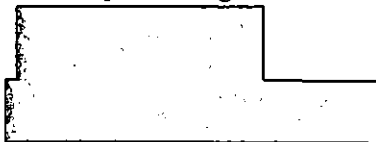
Again, the Montopolis Neighborhood Plan Contact Team opposes the zoning change for the property located at 600 Kemp Street from Sf-3 to SF-6.

Sincerely,

Susana Almanza

Susana Almanza, President

Montopolis Neighborhood Contact Team



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Susana Almanza

To: Austin City Council Members

From: Susana Almanza, President Montopolis Neighborhood Plan Contact Team

Date: March 20th, 2014

Subject: List of Residents Signed onto Valid Petition Against Zoning Change from
SF-3 to SF-6 - 600 Kemp

Joe & Mary Ellen Villarreal
Joe & Mary ellen Villarreal
Joe & Mary Ellen Villarreal
Roy Miles Jr.
Jose Perez
Burns Memorial Temple, Pastor Clarence Alberts

Jeff G. Conti
Johnny Steen
Jeff Conti
Eugene Guzman
Benito Sotelo
Annie Pearl Johnson
JoAnn Lewis
Louis Guerra Jr.
William & Myrtle Robinson
William & Myrtle Robinson
Amado Trujillo
Aaron Trujillo Hernandez
Joe & Mary Ellen Villarreal
Joe & Mary Ellen Villarreal
Jennifer Blair & Roberto Cipriano
Joe & Mary Ellen Villareal
Joe & Mary Ellen Villareal
George Ulloa
George Ulloa
L E Swist
Karen Kasza
Laverne Lee
Carmen Ibarra