

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Montopolis

CASE#: NPA-2014-0005.02

DATE FILED: July 30, 2014 (In-cycle)

PROJECT NAME: 1007-1011 Montopolis Drive (a.k.a. PRJ Development)

PC DATE: November 12, 2014
October 28, 2014
October 14, 2014

ADDRESS: 1007 & 1011 Montopolis Drive

SITE AREA: Approx. 4.79 acres

OWNER/APPLICANT: PRJ Development, L.L.C.

AGENT: Thrower Design (A. Ron Thrower)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2014-0127

From: LO-NP

To: LO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

PLANNING COMMISSION RECOMMENDATION:

October 14, 2014 – Pulled; Renotified for October 28, 2014.

October 28, 2014 – Approved for postponement on the consent agenda to November 12, 2014 at the request of the neighborhood [J. Stevens; A. Hernandez – 2nd] Vote: 8-0-1 [B. Roark absent]

November 12, 2014 – Recommended for denial of Mixed Use land use. [B. Roark; J. Stevens – 2nd] Vote: 3-5-1 [L. Varghese absent] **MOTION FAILED.**

Recommended approval of Mixed Use land use [A. Hernandez; J. Nortey – 2nd] Vote: 5-3-1 [L. Varghese absent].

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The applicant's request to change the land use on the future land use map from Civic to Mixed Use land use to build single family homes will bring additional housing choices to the area and provides infill development within the central city area. The request meets the following Goals and Objectives in the Montopolis Neighborhood Plan.

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.)

Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development.

Goal 2: Create Homes for all Stages of Life within Montopolis.

Objective 5: Create multiple housing types of varied intensities.

LAND USE DESCRIPTIONS

EXISTING LAND USE

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

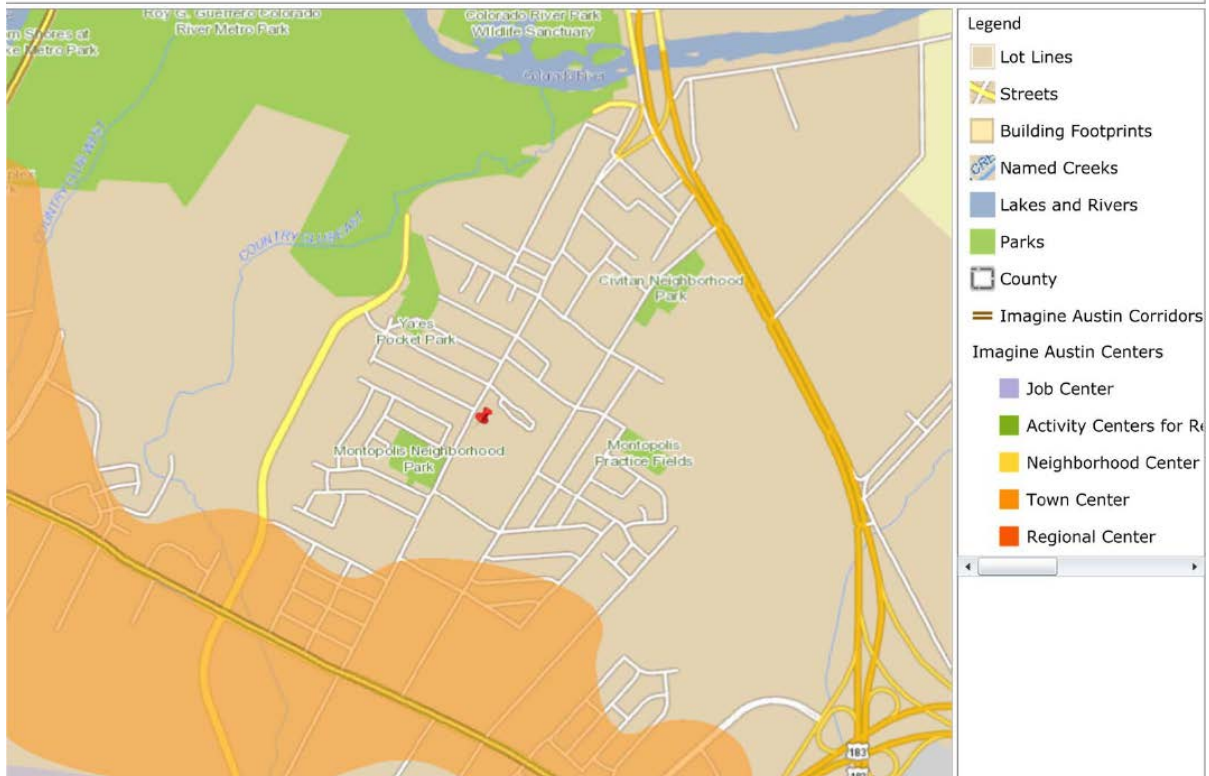
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge;
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining Districts);
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.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The proposed homes will add to the mix of housing types in the neighborhood. The property is located off Montopolis Drive which provides access to schools, retail, employment, community services, parks and is served by two Capital Metro bus routes.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***Montopolis Drive is not an activity corridor, but E. Riverside Drive located to the south is an activity corridor. Montopolis Drive is served by two bus routes.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The proposed development is an infill development.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed development will expand the housing choices for Austin and the Montopolis area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.

- *The proposed land use to Mixed Use is compatible with the surrounding land uses.*
- 6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - *The property is not located in the Drinking Water Protection Zone.*
- 7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - *Not applicable.*
- 8. Protect, preserve and promote historically and culturally significant areas.
 - *Not applicable.*
- 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *The property is within walking distance a city recreation center, community care health center, and a public library.*
- 10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not applicable.*
- 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
- 12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *Not applicable.*

Imagine Austin Comprehensive Plan



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The property is less than half a mile north of a Town Center and less than a mile from Activity Corridor as shown on the Imagine Austin Growth Concept map. Below is a description of a Town Center and Corridor from the Imagine Austin Comprehensive Plan.

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. The Mueller redevelopment in Central Austin is an example of an emerging town center. Presently at Mueller, there are local and regional-serving retail establishments, the Dell Children's Medical Center of Central Texas, and Seton Healthcare Family offices. Upon build-out, Mueller expects to include 4.2 million square feet of retail, offices, medical space, and film production, as well as 10,000 residents.

Town centers will range in size between approximately 10,000-30,000 people and 5,000-20,000 jobs.

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 application was filed on July 30, 2014, which is in-cycle for neighborhood planning areas located on the east side of I.H.-35.

The property is located on Montopolis Drive, south of Felix Avenue. The applicant proposes to change the land use on the future land use map from Civic to Mixed Use land use. The zoning change request is to rezone the property from LO-CO-NP to LO-MU-NP to build approximately 53 single family homes. For more information on the proposed zoning request, please see the zoning case report C14-2014-0127.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on October 1, 2014. Approximately one hundred and twenty-six meeting notices were mailed to property and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups registered on the community registry. Eleven people signed-in at the meeting.

After staff gave a brief presentation about the applicant's request and the planning process in general, Ron Thrower made the following presentation.

Ron Thrower said his client has purchased the property associated with NPA-2014-0005.01 and NPA-2014-0005.02, so both cases were discussed at this meeting.

For NPA-2014-0005.01, the applicant is proposing to change the land use from commercial to single family on the front half of the property. The proposed zoning is from GR-NP to SF-

3-NP. The rear part of the property is already zoned SF-3-NP and the future land use map is Single Family, so it does not need to be rezoned or have the land use changed.

For NPA-2014-0005.02, it a 4.8 acre tract that is currently zoned LO-NP and we are proposing LO-MU-NP to build approximately 55 single family homes. When we met with the Montopolis Planning Contact Team to discuss the application, they desired having an office up front, which we might do but it wouldn't be more than 1,000 square feet in size.

After his presentation, the following questions were asked:

Q. There are many homes on this small lot. (NPA-2014-0005.01)

A. This is a style of development all over Austin now, similar to the Milestone homes on E. Riverside Drive.

Q. How large will the homes be?

A. 800-900 sq. feet to 1, 500 square feet.

Q. Is this space between the homes on your concept plan? (NPA-2014-0005.02)

A. The gray area is the driveway with 1 to 2 car garage.

Q. Will these homes have security cameras and security staff? (NPA-2014-0005.02)

A. We haven't gotten that far, but these are individually-owned homes and not a condo regime. (NPA-2014-0005.01)

Q. We would like an 8 feet solid fence between our subdivision (to the north) and yours. (NPA-2014-0005.02)

A. The Land Development Code allows a 6 foot solid screen fence unless there is a hazard such as a deep detention pond, but a there is not height requirement on chain link fences. To do an 8 foot solid screen fence, we would need to get a variance. We can work with you on this request.

Q. How will this affect our property taxes?

A. This is really a question for Travis County Appraisal District, but they are supposed to evaluate homes based on similar homes in the area.

Q. What else do you propose to build? (NPA-2014-0005.02)

A. Just residential.

Q. Why only residential? (NPA-2014-0005.02)

A. The Montopolis Planning Contact Team had a desire for some commercial on the front of the lot as a buffer, but office would only be allowed, not retail in LO zoning. We could have a conditional overlay that would limit the office use to no more than 1,000 square feet.

Q. How long ago did you buy the property?

A. Six months ago.

Q. Will save the palm trees on the property? (NPA-2014-0005.02)

A. I don't know, but they could be moved.

Q. If you get the zoning, how long would it take to build the homes?

A. About 1 year.

Q. Do you have any site plans in reviews right now?

A. No.

Q. We wanted a traffic light in front of our subdivision. Will you have a traffic light in front of your subdivision?

A. That depends on the City because it has to meet certain number of warrants.

Q. Do you plan to build a recreation center?

A. No plans at this time.

Q. What will the home prices be?

A. We won't know until we create building plans.

Q. Can people buy multiple homes then rent them out?

A. For FHA loans, no more than 70% of the homes can be rentals, so there will be limitations to the amount of homes that can be rented. Also, we will have a private deed restrictions that will require people to live in their homes for one year before they can rent them out.

Q. Will there be affordable homes?

A. No, these will be market rates.

Q. Can people use their homes for short-term rentals?

A. As far as the city is concerned, yes, but we can have HOA rules that prohibit that.

The Montopolis Planning Contact Team letter starts on page 10.

CITY COUNCIL DATE:

November 20, 2014

ACTION: Postponed to December 11, 2014 at the request of the neighborhood.

December 11, 2014

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Letter from the Montopolis Planning Contact Team

To: Planning Commission & Austin City Council

From: Montopolis Neighborhood Contact Team, Susana Almanza-President

Date: November 16th, 2014

RE: Zoning Change: Case C14-2014-0127, LO-CO-NP to LO-MU-NP (1007 & 1011 Montopolis Drive). The Montopolis Neighborhood Contact Team does not support zoning change and change of FLUM for this property.

Land Use –Adopted Montopolis Neighborhood Plan, 2001

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning

This zoning change will not improve the quality of life for Montopolis residents. It will negatively impact property owners that are adjacent to this property. It will aide in the gentrification process in the heart of the Montopolis community, the community that we have worked to preserve. This development will not promote compatability with adjacent and nearby uses and will result in detrimental impacts to the neighborhood character. The current proposal would approximate an Multi-Family (MF-2) development in terms of density.

The majority of Montopolis residents live at 30% MFI and will not be able to afford to live in the proposed housing development. It will start the displacement of long-time residents in the area.

We do not support multiple high priced homes that will range from \$280,000 and above in the heart of the Montopolis community. This proposed development will negatively impact established neighborhoods.

These townhomes will not maintain stability in the neighborhood.

These townhomes will not be affordable. The proposed high priced townhomes will be located within the heart of the Montopolis community.

Addressing Imagine Austin Planning Principles

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.

Montopolis already has high-priced condos and townhomes along E. Riverside Corridor and we have more condos, and high priced homes being built as I speak and more in the very near future. We want to keep and sustain the current residents in the heart of the neighborhood, whose homes are currently already valued in the \$70 thousands and will increase even more with the proposed development.

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote

walking and bicycling as a way of reducing household expenditures for housing and transportation.

This development will not reduce household expenditures for housing and transportation for current low-income residents.

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

The Montopolis community recognizes East Riverside Drive as a location to direct more intensive development such as townhomes and condos.

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

The proposed development will help displace long-time residents. The Housing variety choices are available along East Riverside corridor.

5. Ensure harmonious transitions between adjacent land uses and development intensities.

These high-priced townhomes will not be compatible to the single familyaffordable homes structures that currently exist in the heart of the Montopolis community.

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

This development will impact green space and open space.

7. Integrate and expand green infrastructure – preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system – into the urban environment and transportation network.

This development will impact green space and open space.

8. Protect, preserve and promote historically and culturally significant area.

This project will not preserve and promote the historically and culturally significance of the Montopolis community. This project will start the displacement of the historic and cultural significance of the Montopolis community.

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

The Montopolis community has worked to approve a City Bond to build a new recreation center for the community, it has been waiting for decades for a new recreation center. The Montopolis community were the ones that had the trail system installed in the area.

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

This development will not expand the economic base, create job opportunities, nor promote education to support a strong and adaptable workforce.

11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

This development will not grow the current community involvement.

12. Provide public facilities and services that reduce greenhouse gas emission, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

The development will not provide public facilities and services.

From: PODER Austin, Texas
Sent: Wednesday, October 01, 2014 5:24 PM
To: Meredith, Maureen
Cc: Anita Villalobos; A Noyola; Corazon Renteria; Israel Lopez; Librado A; Monica Allen; Eusebia Ulloa; ATX_STREETMINISTRY@; Dave Cortez; Fred McGhee
Subject: Susana Almanza, MNPCT President

Hello Mureen Meredith- Several members of the Contact Team and area residents will not be able to attend tonight's meeting. Several members are out of town. Also, we just had the Ethics Commission & League of Women's Voters Candidate Forum for District 3 at the Montopolis Recreation Center last night. This was a major event for the community.

The MNPCT is in support of the zoning change for 737 Montopolis Drive from GR-NP to SF-3-NP, even though we are concerned about the gentrification in the heart of the Montopolis community.

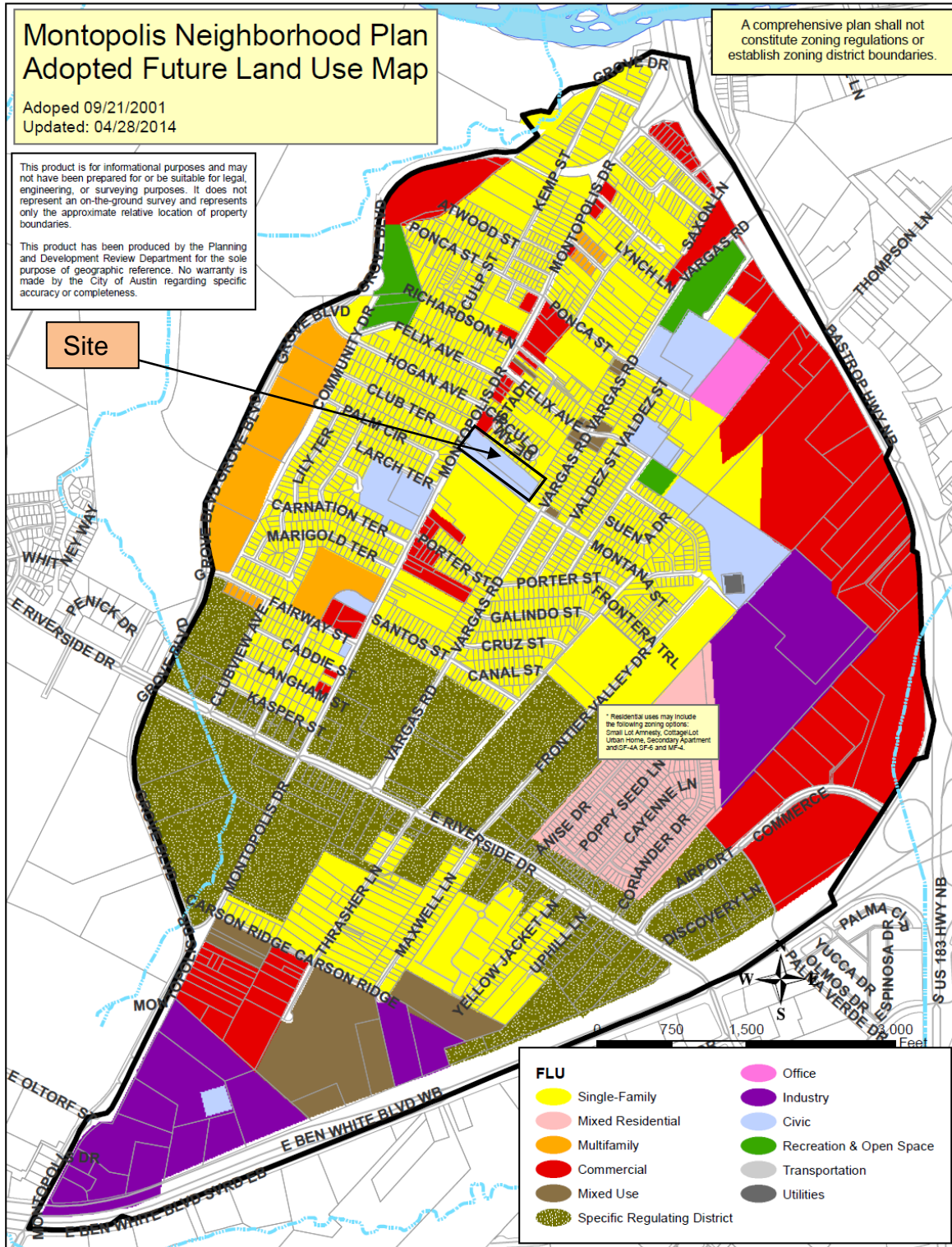
The MNPCT is not in agreement with the zoning change for 1007 & 1011 Montopolis Drive from Civic to Mix Use. We want the Civic Use zoning to stay on the present property. Again, we will be opposing the zoning change for 1007 & 1011 Montopolis Drive.

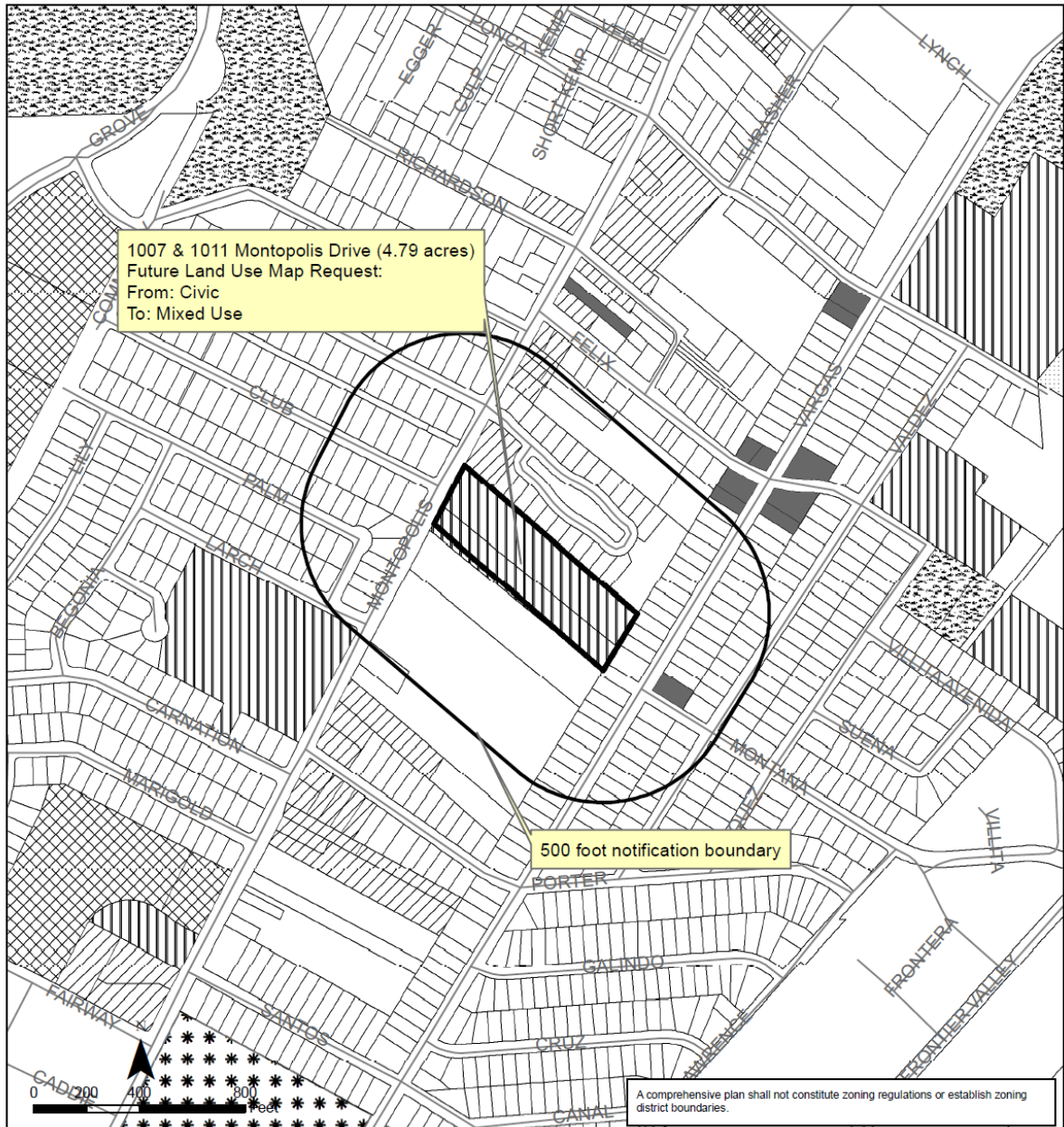
Sincerely,

Susana Almanza, President
Montopolis Neighborhood Plan Contact Team

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





Montopolis Neighborhood Planning Area NPA-2014-0005.02

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Planning and Development Review Department
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Future Land Use

Single-Family	Specific Regulating District
Multi-Family	Office
Commercial	Civic
Mixed Use	Recreation & Open Space
	Subject Property


$$1'' = 400'$$

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

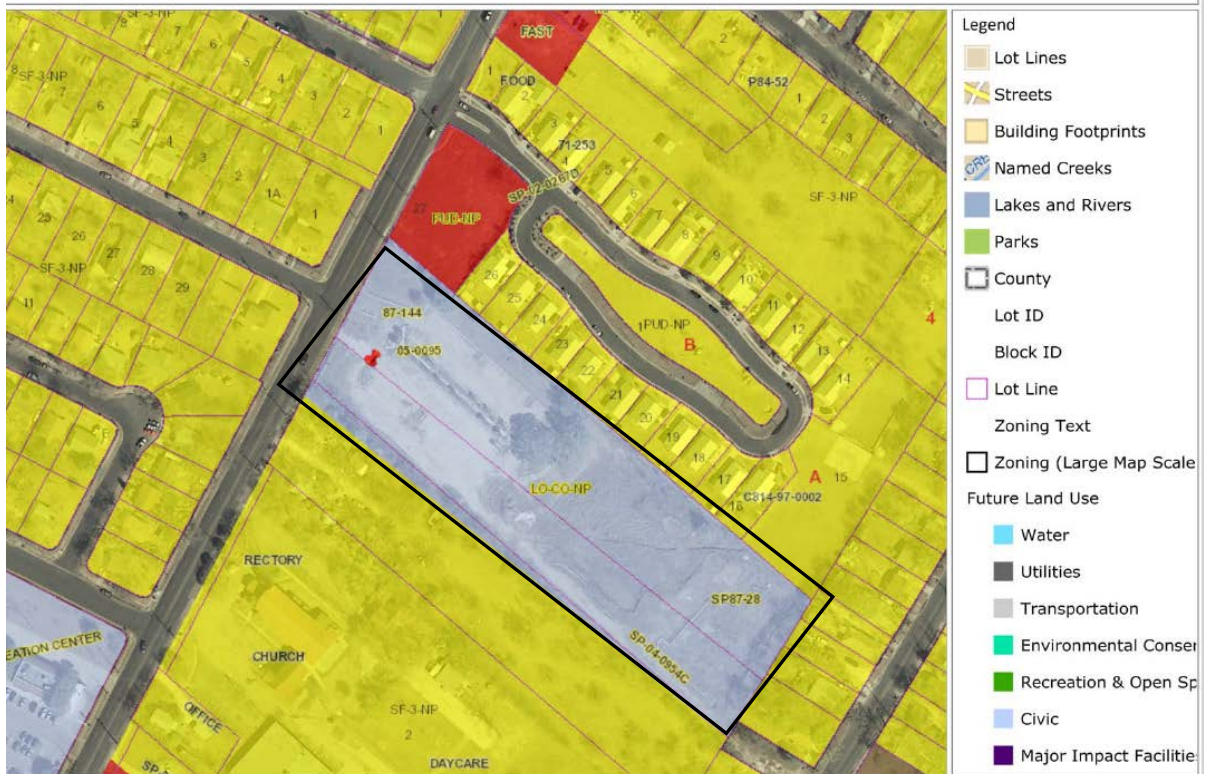
ZONING CASE
C14-2014-0127

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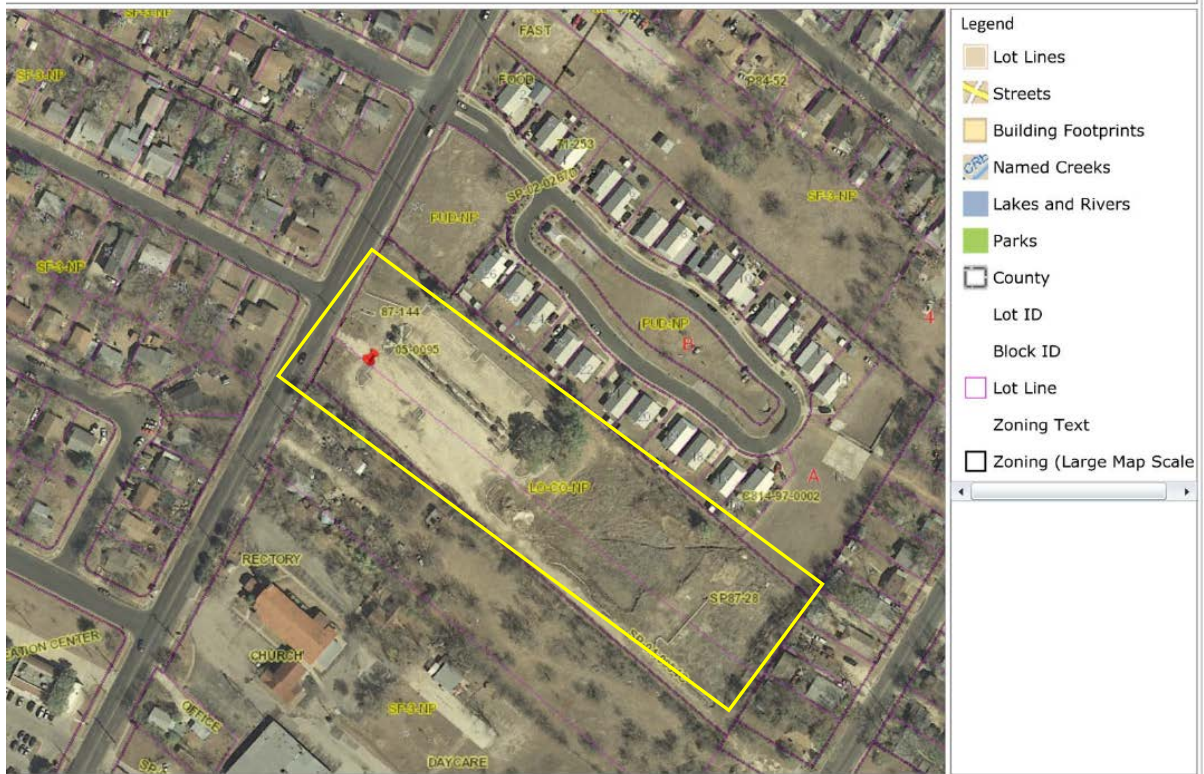


CITY OF AUSTIN DEVELOPMENT WEB MAP



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CITY OF AUSTIN DEVELOPMENT WEB MAP



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From: Dr. Fred McGhee
Sent: Sunday, September 07, 2014 9:11 AM
To: Meredith, Maureen
Cc: A. Ron Thrower (RonT@
Subject: 737, 1007 & 1011 Montopolis Drive

Hello Maureen,

Since I am on the campaign trail I will not be able to attend the meeting on Thursday, September 18 2014. But I would like to register my organization's (the Carson Ridge NA) and my personal support for these zoning changes. I look forward to working with Mr. Thrower's client to produce high quality, greenbuilt mixed use real estate in this part of our neighborhood.

Regards,

flm

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 1:21 PM
To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Zoning Case C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Angelica Noyola [
Sent: Wednesday, November 12, 2014 1:21 PM
To: Anguiano, Dora
Cc: mrs.m.noyola@
Subject: Zoning Case C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Angelica Noyola.

Dear Planning Commission Members, My name is Angelica Noyola. I am the President of the Montopolis-Ponca Neighborhood Association. In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive we are opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP we are opposing any change to the current zoning. Thank you, Angelica Noyola President Montopolis-Ponca N.A.

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 1:27 PM

To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: Zoning case- C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Micky Moreno

Sent: Wednesday, November 12, 2014 1:27 PM

To: Anguiano, Dora

Subject: Zoning case- C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Micky Moreno.

Dear Planning Commission Members, I own 2 homes in Montopolis and In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Micky Moreno and John Moreno

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 1:56 PM

To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Martin Guajardo

Sent: Wednesday, November 12, 2014 1:30 PM

To: Anguiano, Dora

Subject: C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Martin Guajardo.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes.

Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Martin Guajardo
Montopolis Resident

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 4:06 PM

To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: zoning changes in Montopolis Drive..

From: louis guerra jr

Sent: Wednesday, November 12, 2014 2:04 PM

To: Anguiano, Dora

Cc: lguerra52

Subject: zoning changes in Montopolis Drive..

This message is from Louis Guerra Jr.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Louis Guerra jr

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 4:06 PM

To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: Opposed changes to the current zoning Montoplois Dr.

From: Christine Castilleja

Sent: Wednesday, November 12, 2014 2:03 PM

To: Anguiano, Dora

Cc: CCastilleja55@

Subject: Opposed changes to the current zoning Montoplois Dr.

This message is from Christine Castilleja.

In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 4:07 PM
To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Plan Amendment: NPA-2014-0005.02

From: Jacqueline Gonzales
Sent: Wednesday, November 12, 2014 2:14 PM
To: Anguiano, Dora
Cc: jackief1976@
Subject: Plan Amendment: NPA-2014-0005.02

This message is from Jacqueline Gonzales.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Jackie Gonzales

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 4:07 PM
To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Opposition to NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive

From: Anita Villalobos
Sent: Wednesday, November 12, 2014 3:22 PM
To: Anguiano, Dora
Cc: serape2
Subject: Opposition to NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive

This message is from Anita Villalobos.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive town homes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Anita Villalobos

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 4:07 PM

To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: Montopolis

From: Rochelle

Sent: Wednesday, November 12, 2014 3:40 PM

To: Anguiano, Dora

Cc: galvan.rochelle

Subject: Montopolis

This message is from Rochelle.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Development Review Department
 Maureen Meredith
 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-2014-0005.02
 Contact: Maureen Meredith
 Public Hearing: Oct 28, 2014, Planning Commission
 Nov 20, 2014, City Council

☐ I am in favor
☒ I object

Your Name (please print) MARY SEDAY
 Your address(es) affected by this application 666 Circulo De Amistad
 Signature MARY SEDAY Date 11-12-14

Comments:
I DO NOT WANT
THIS LARGE HO. BEHIND
MY HOUSE. WE ARE
AT LOW INCOME COMMUNITY
THIS WILL CAUSE ALL
OUR TAXES TO DOUBLE.
CHANGING

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Development Review Department
 Maureen Meredith
 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-2014-0005.02
 Contact: Maureen Meredith
 Public Hearing: Oct 28, 2014, Planning Commission
 Nov 20, 2014, City Council

☐ I am in favor
☒ I object

Your Name (please print) Judy Villalpando
 Your address(es) affected by this application 6520 Circulo De Amistad
 Signature Judy Villalpando Date 11-12-14

Comments:
I do not want them
building behind my yard,
My taxes will go up if
they build condotoms or
anything else.