

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

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1

**NEIGHORHOOD PLAN:** Montopolis Neighborhood Plan

**CASE#:** NPA-2012-0005.01      **DATE FILED:** June 21, 2012

**PC PUBLIC HEARING DATE:** August 28, 2012

**ADDRESS:** 1700 ½ Frontier Valley Drive

**SITE AREA:** Approx. 10.65 acres

**APPLICANT/AGENT:** MWM DesignGroup, Inc. (Frank del Castillo, Jr. & Amelia Lopez)

**OWNER:** Equity Secured Capital

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial      **To:** Mixed Use

**Base District Zoning Change:**

**Related Zoning Case:** C14-2012-0067

**From:** CS-NP      **To:** CS-MU-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** September 23, 2001

**PLANNING COMMISSION RECOMMENDATION:** To Be Determined

**STAFF RECOMMENDATION:** Mixed Use Recommended

**BASIS FOR RECOMMENDATION:** Staff determined that the request to change the Future Land Use Map from Commercial to Mixed Use is compatible with the surrounding future land uses and the Goals, Objectives and Recommendations of the Montopolis Neighborhood Plan, East Riverside Corridor Master Plan, and the Draft East Riverside Corridor Regulating Plan.

C2  
2

## **GOALS, OBJECTIVES, AND RECOMMENDATIONS**

### **Montopolis Neighborhood Plan**

#### **Goal 1: Improve the Quality of Life in Montopolis Drive through Land Use and Zoning Decisions.**

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

**Action 4:** The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside and 183. Residential uses are recommended on the remaining undeveloped land where permissible. Residential uses may include Smart Growth infill options and zoning designations that would allow the development of affordable housing. Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment, SF-4A, SF-6, and MF-4. (Please refer to the Proposed Future Land Use Map for specific land uses and locations).

**Action 10:** Work the City of Austin, the Chamber of Commerce and other agencies to encourage the infill of vacant commercial land and buildings in the neighborhood.

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

**Objective 5:** Create multiple housing types of varied intensities.

**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 Proposed Future Land Use Map for the specific land uses and zoning). This zoning recommendation takes 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.)

**Action 23:** The neighborhood planning team strongly suggests that emerging developments east of Frontier Valley use the recommendations of the 1999 University of Texas Land Use Study as a guide for future development. The UT Land Use Study also provides guidance for street layout, block size, a range of housing densities mixed with open space and appropriately scaled neighborhood serving businesses. In case of larger scale development of the area, any proposed development should provide a conceptual plan with TND or New Urbanist principles.

C2  
3

## **East Riverside Corridor Master Plan**

**Neighborhood Residential District (page 41):** Like the Urban Residential District, the Neighborhood Residential District contains only residential development and is intended to provide a transition from existing single family neighborhoods to the more active, urban development of the core of East Riverside Drive. Residential units may be in the form of detached single family homes, duplexes, townhouses, and smaller scale multi-family buildings. Areas that have been designated as Neighborhood Residential are generally located off of East Riverside Drive. A large Neighborhood District has been proposed between Vargas Road and Frontier Valley Drive to transition down to neighborhoods to the north of the planning area. Additional areas off of the main corridor of East Riverside Drive have also been designated as Neighborhood Residential Districts for this reason. The Neighborhood Residential District is envisioned to allow up to 3 stories in height (35 feet), and no height or density bonuses would be allowed.

## **Draft East Riverside Corridor Regulating Plan**

**Article 1, Figure 1-13: Neighborhood Residential Subdistrict:** Neighborhood Residential is the residential transition zone located between the higher density, more active urban Subdistricts and existing single-family neighborhoods. It provides for a height transition to the existing neighborhoods outside of the ERC Zoning District. The Neighborhood Residential Subdistrict allows for single family homes, duplexes, townhouses, rowhouses, and smaller scale multi-family buildings.

**Staff analysis:** The subject property is 10.65 acres and is located on Frontier Valley Drive, near the intersection of Frontier Valley Drive and Riverside Drive. The property is currently vacant and is zoned CS-NP. The surrounding adjacent property is also vacant and is zoned SF-3-NP to the west, CS-MU-NP to the southwest, and MF-3-NP to the northeast. Across Frontier Valley Drive, to the southeast, is a condominium complex zoned CS-MU-NP and a storage facility zoned GR-MU-NP and CS-NP. Also across Frontier Valley Drive, to the northeast, is an apartment complex zoned MF-3-CO-NP. A single family neighborhood zoned SF-3-NP is located northwest of the proposed development.

The applicant's request to change the future land use map from Commercial to Mixed Use is consistent with the goals and text of the neighborhood plan, the East Riverside Corridor Master Plan, and the Draft East Riverside Corridor Regulating Plan. The applicant has proposed Mixed Use Future Land Use category in order to build affordable multi-family structures on the property. This multi-family residential use is supported by Actions 4 of the Montopolis Neighborhood Plan which states,

"The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside and 183. Residential uses are recommended on the remaining undeveloped land where permissible."

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The property is also located in an area identified as a Neighborhood Residential District in the East Riverside Corridor Master Plan. This plan states,

“A large Neighborhood District has been proposed between Vargas Road and Frontier Valley Drive to transition down to neighborhoods to the north of the planning area. Additional areas off of the main corridor of East Riverside Drive have also been designated as Neighborhood Residential Districts for this reason.”

This Neighborhood Residential Subdistrict allows for single family homes, duplexes, townhouses, rowhouses, and smaller scale multi-family buildings, and is therefore, consistent with the applicant's request to change the Future Land Use map from Commercial to Mixed Use.

**Description of Commercial land use category (Existing):**

**Commercial**

- Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

**Purpose**

- Encourage employment centers, commercial activities, and other non-residential development to locate along major thoroughfares; and
- Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

**Application**

- Focus the highest intensity commercial and industrial activities along freeways and major highways; and
- Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

**Description of Mixed Use land use category (Proposed):**

**Mixed Use**

- An area that is appropriate for a mix of residential and non-residential uses.

**Purpose**

- Encourage more retail and commercial services within walking distance of residents;
- Allow live-work/flex space on existing commercially zoned land in the neighborhood;
- 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;

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- Create viable development opportunities for underused center city sites;
- Encourage the transition from non-residential to residential uses;
- Provide flexibility in land use standards to anticipate changes in the marketplace;
- Create additional opportunities for the development of residential uses and affordable housing; and
- Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

#### **Application**

- Allow mixed use development along major corridors and intersections;
- Establish compatible mixed-use corridors along the neighborhood's edge
- 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);
- 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;
- The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
- Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

#### **LAND USE PLANNING PRINCIPLES**

The change in future land use from Commercial to Mixed Use is supported by a number of land use planning principles.

***The request meets the following land use principles by continuing an established mix of land uses and by potentially providing additional commercial or housing options for the Montopolis Neighborhood Planning Area.***

- Ensure that the decision will not create an arbitrary development pattern;
- Ensure an adequate and diverse supply of housing for all income levels;
- Minimize negative effects between incompatible land uses;
- Discourage intense uses within or adjacent to residential areas;
- Ensure similar treatment of land use decisions on similar properties;
- Promote expansion of the economic base and create job opportunities;
- Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
- Balance individual property rights with community interests and goals;
- Consider infrastructure when making land use decisions;
- Promote development that serves the needs of a diverse population.
- Avoid creating undesirable precedents;

C2  
6

**PUBLIC MEETINGS:** The ordinance required plan amendment meeting was held on July 30, 2012. Two hundred and seventy-eight notices were mailed to property owners and utility account holders within 500 feet of the property and neighborhood organizations and environmental groups registered in this area with the City. Approximately 40 people attended the meeting.

After Justin Golbabai and Maureen Meredith, Planning and Development Review Department staff members, described the request and the plan amendment process, the applicant team introduced themselves and made a brief presentation containing pictures of the proposed multi-family apartment complex. The applicant team was made up of Frank Del Castillo and Amelia Lopez from MWM Design Group, Sunny Giarritta and Alfredo Izmanjovich from the Chavez Foundation, and George Kaleh representing Cornerbrook Development Company. The applicant indicated that the development would have approximately 252 units in two to three story buildings on the 7 acre properties. The apartment complex will be managed by the Cesar Chavez Foundation as an affordable development. The major issues discussed between those in attendance and applicant team included crime, noise, and parking issues associated with the existing Santora Villas apartment complex located across the street from the proposed development; the loss of potential neighborhood serving commercial space; traffic and parking concerns for Frontier Valley Road; and the density and intensity of the proposed development.

After the Neighborhood Plan Amendment meeting, the Montopolis Neighborhood Plan Contact Team meeting was called to order. At that meeting, the Montopolis Planning Contact Team briefly discussed the case and a vote of 22 to 2 with 2 abstentions was taken to support the applicant's request for a neighborhood plan amendment. On August 12, 2012, a letter supporting this neighborhood plan amendment was submitted by the Montopolis Planning Contact Team and is included in this case report.

**CITY COUNCIL DATE:** September 27, 2012

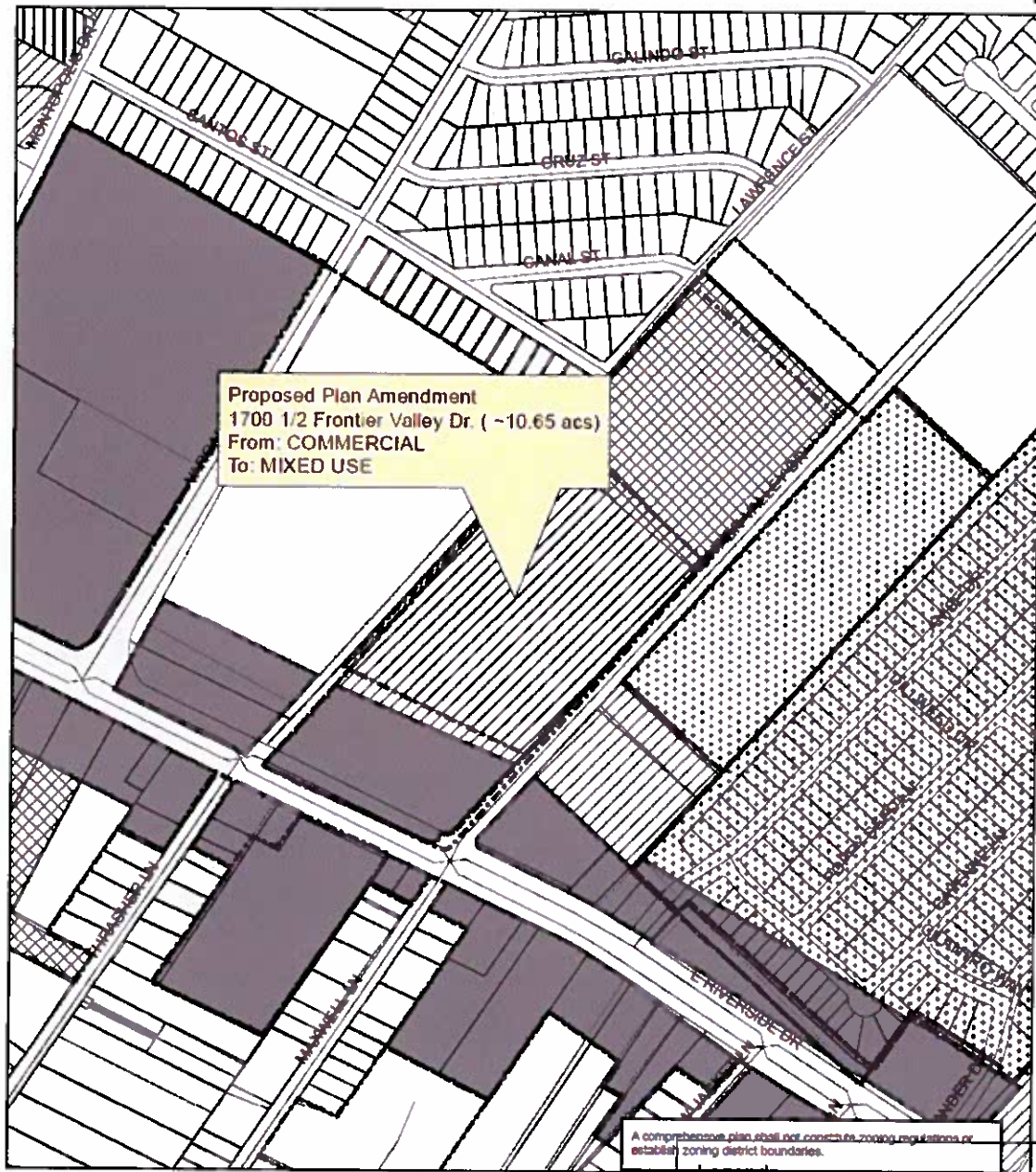
**ACTION:** Pending

**CASE MANAGER:** Justin Golbabai

**PHONE:** (512) 974-6439

**EMAIL:** Justin.Golbabai@austintexas.gov

C2  
7



## Montopolis Neighborhood Plan NPA-2012-0005.01

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 Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin  
Planning and Development Review Department  
Created on 07/30/2012\_M Meredith

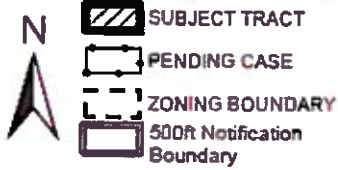
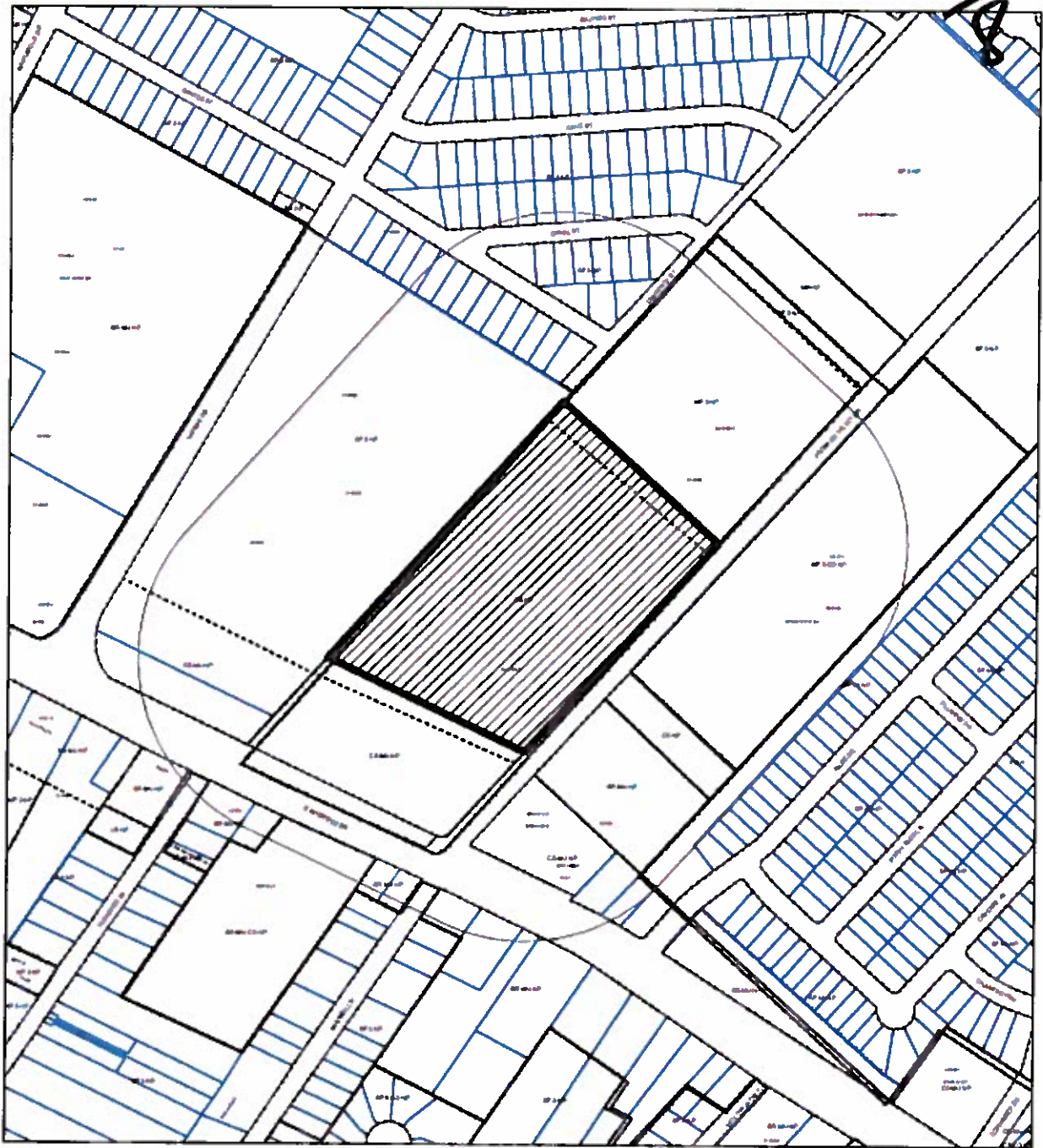


### Legend

- 500ft notification boundary
- Future Land Use Categories**
- Single-Family
- Mixed Residential
- Multi-Family
- Commercial
- Mixed Use
- Civic



C2  
18



**NEIGHBORHOOD PLAN AMENDMENT**

**NPA CASE#:** NPA-2012-0005.01  
**ADDRESS:** 1700 1/2 Frontier Valley Drive  
**ACRES:** Approx. 10.65 acres

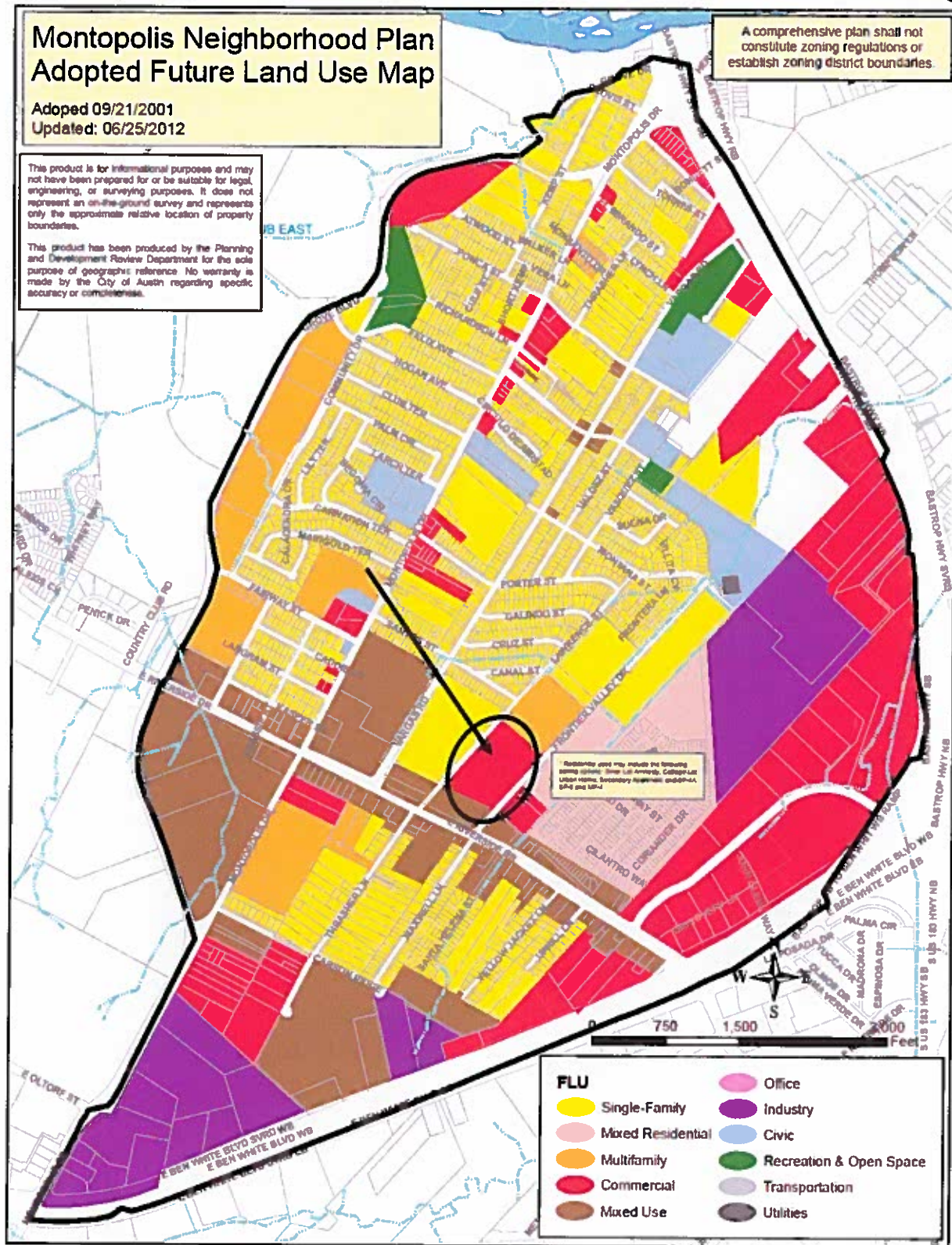
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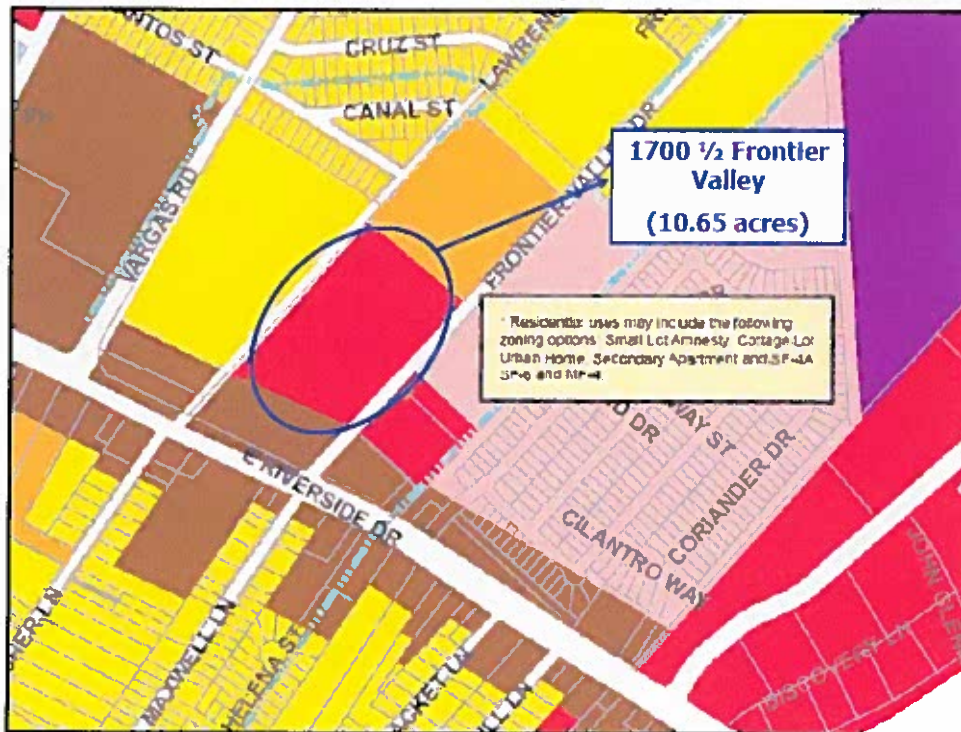
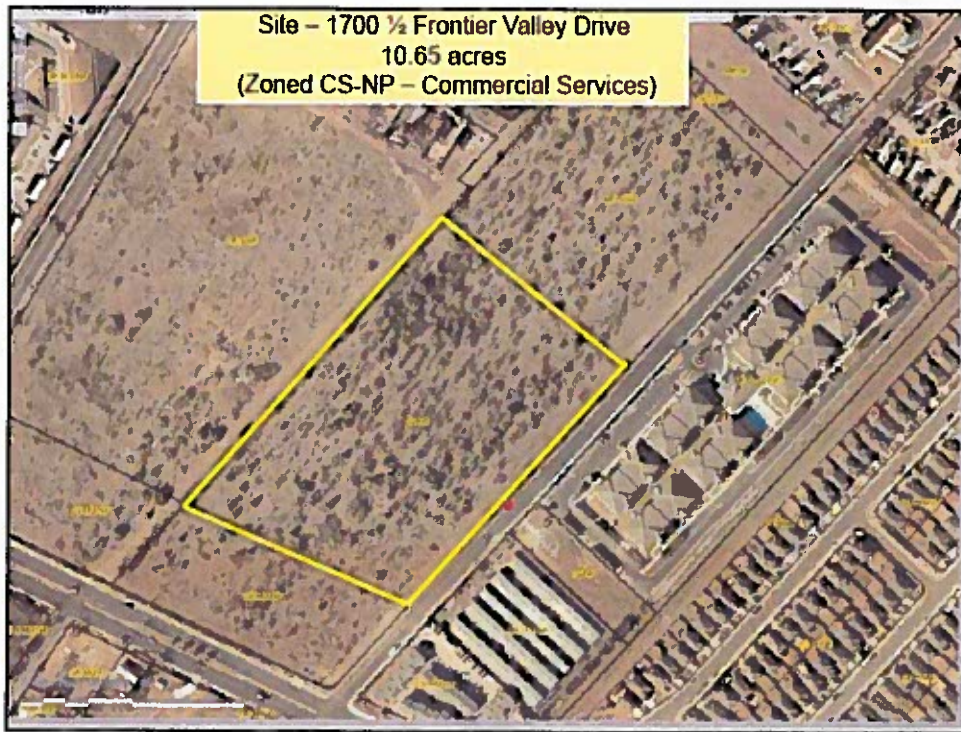


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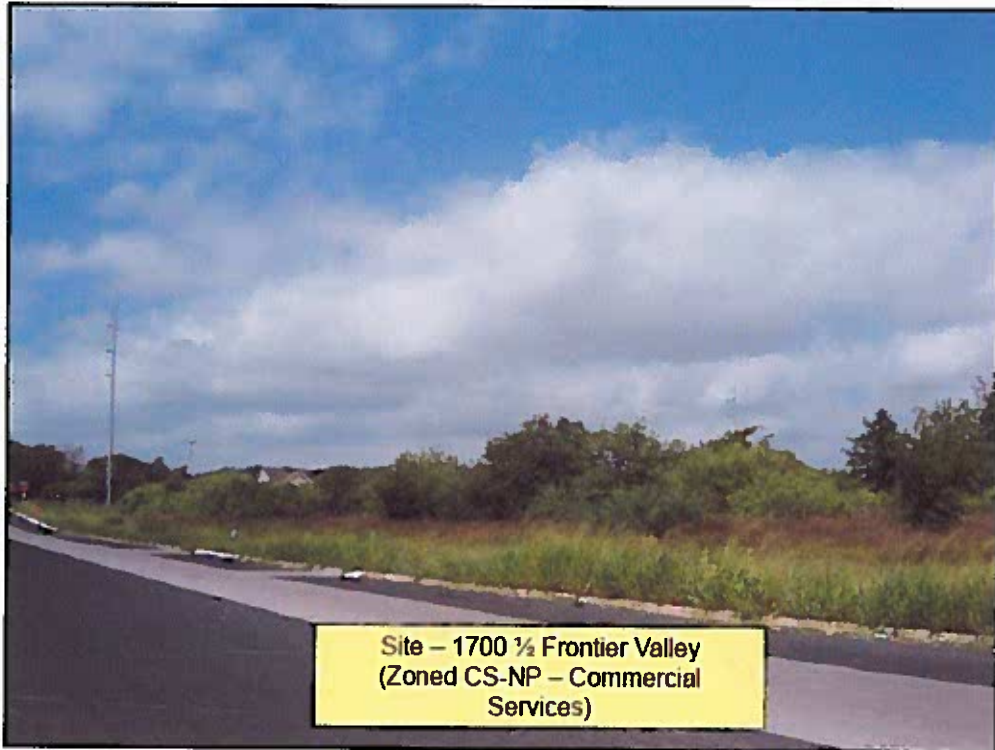




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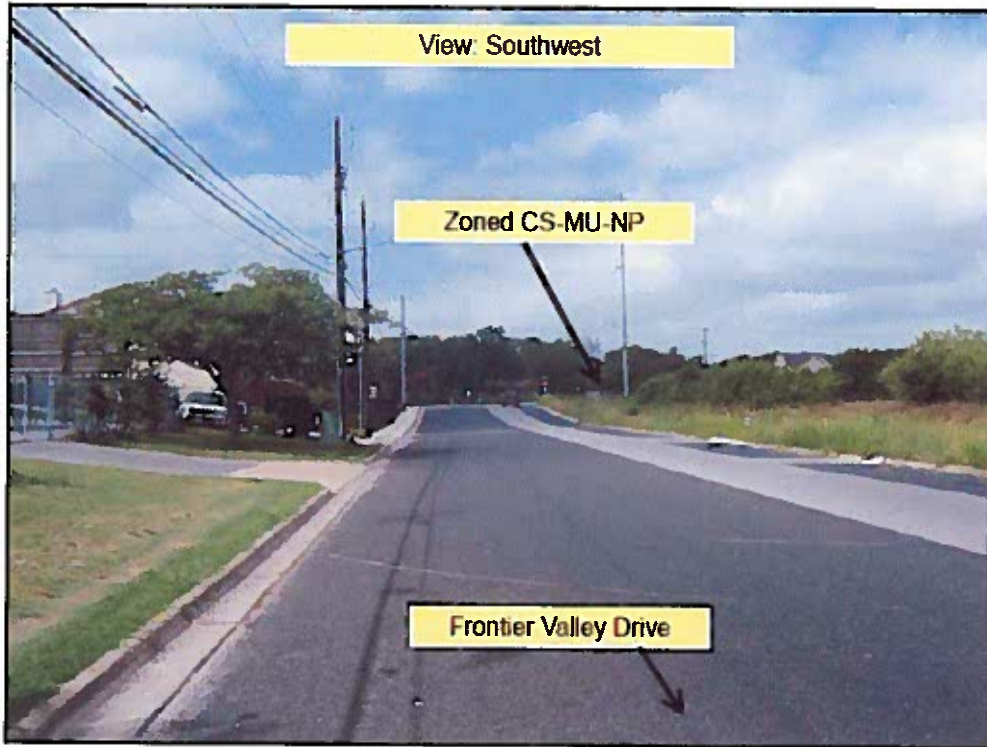


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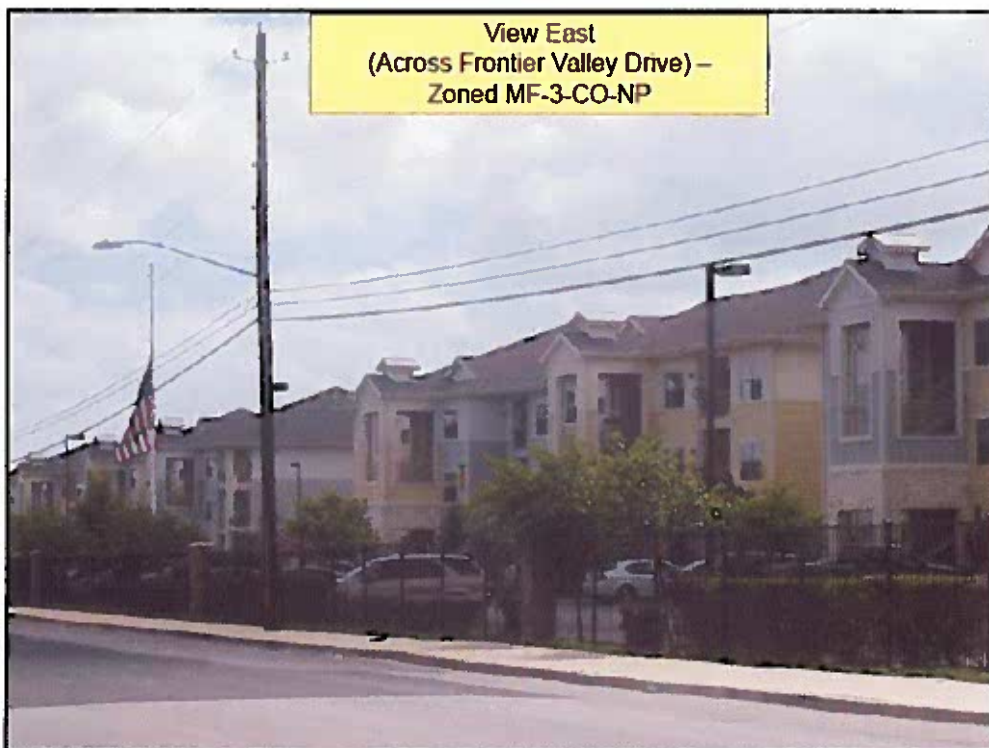


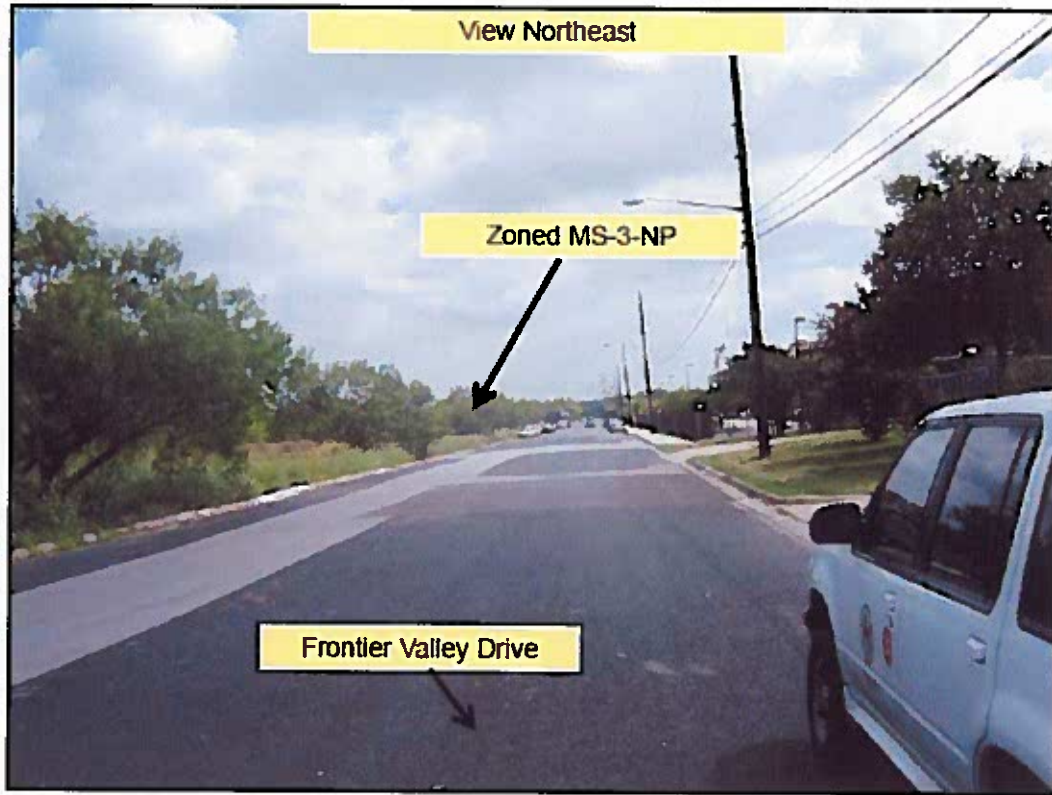


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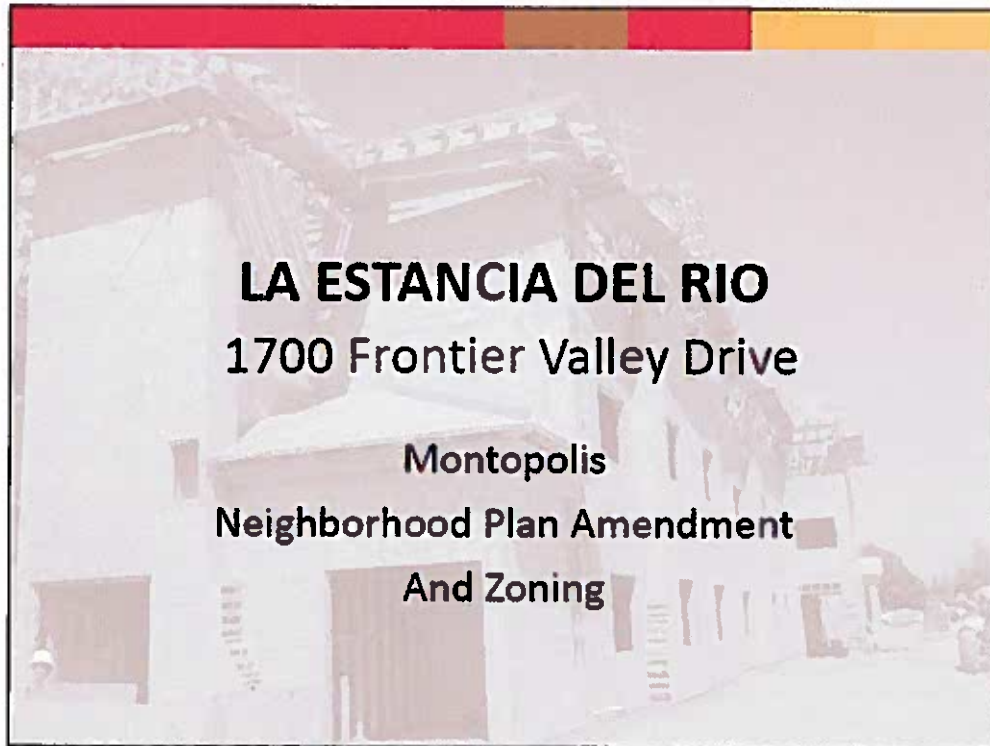
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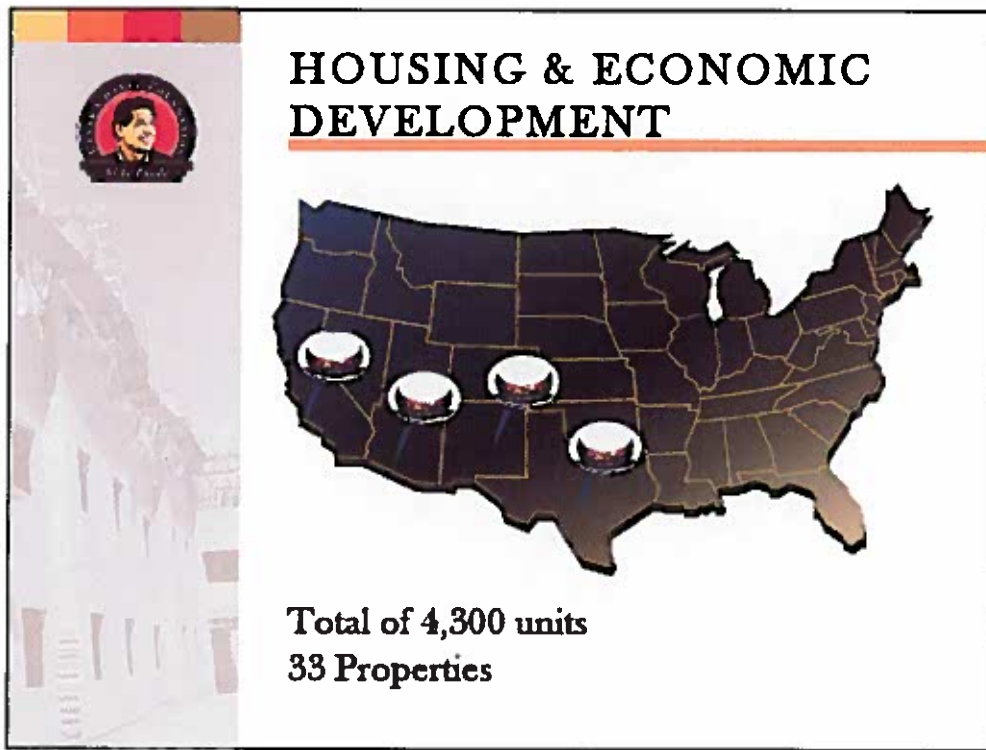
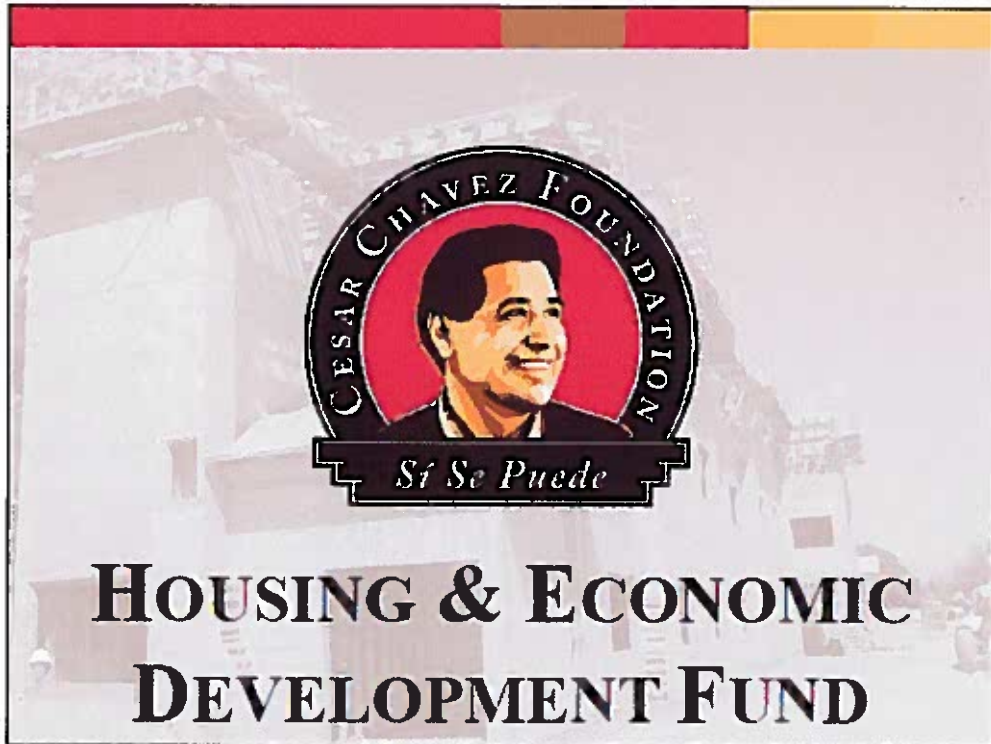
The following pages (pg. 15 through 44) contain a copy of the presentation made by the applicant at the Plan Amendment meeting, the Montopolis Planning Contact Team's letter of support, and documents and emails received by staff.




C2  
15



C2  
16



C2  
17



## TEXAS

7 -Properties (1,213 units)

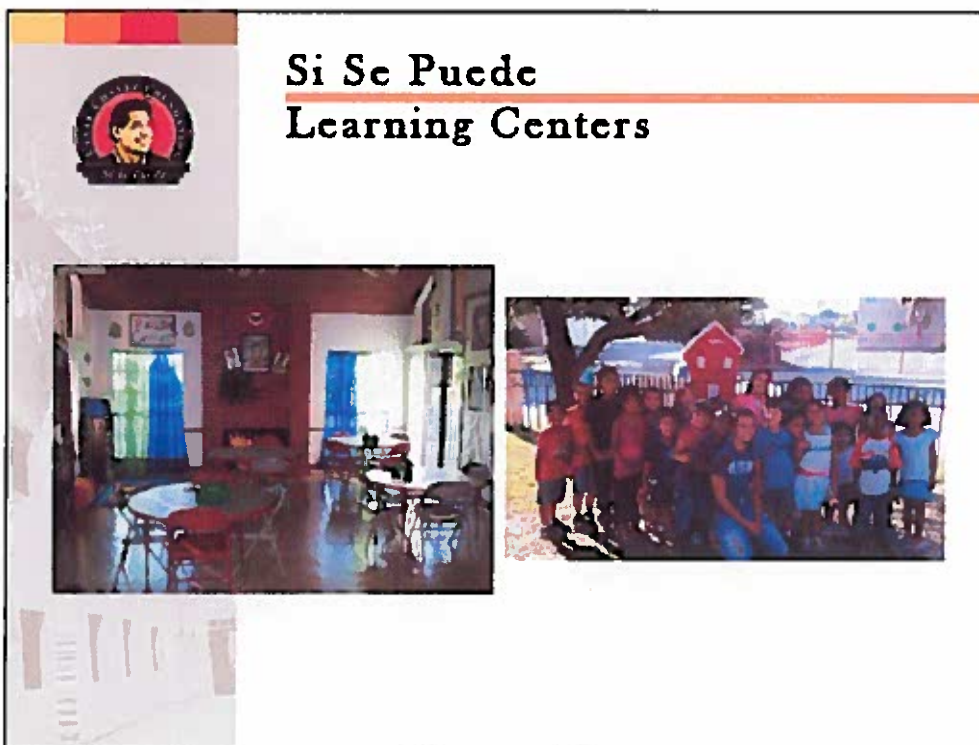
- Aguila Oaks - 346 units
- Casa Messina - 76 units
- Casa Saldana - 196 units
- Jardines De La Fuente - 200 units
- Village @ Meadowbend - 138 units
- Village @ Meadowbend II - 99 units
- Zollie Scales Manor - 158 units



## VILLAGE AT MEADOWBEND TEMPLE, TX

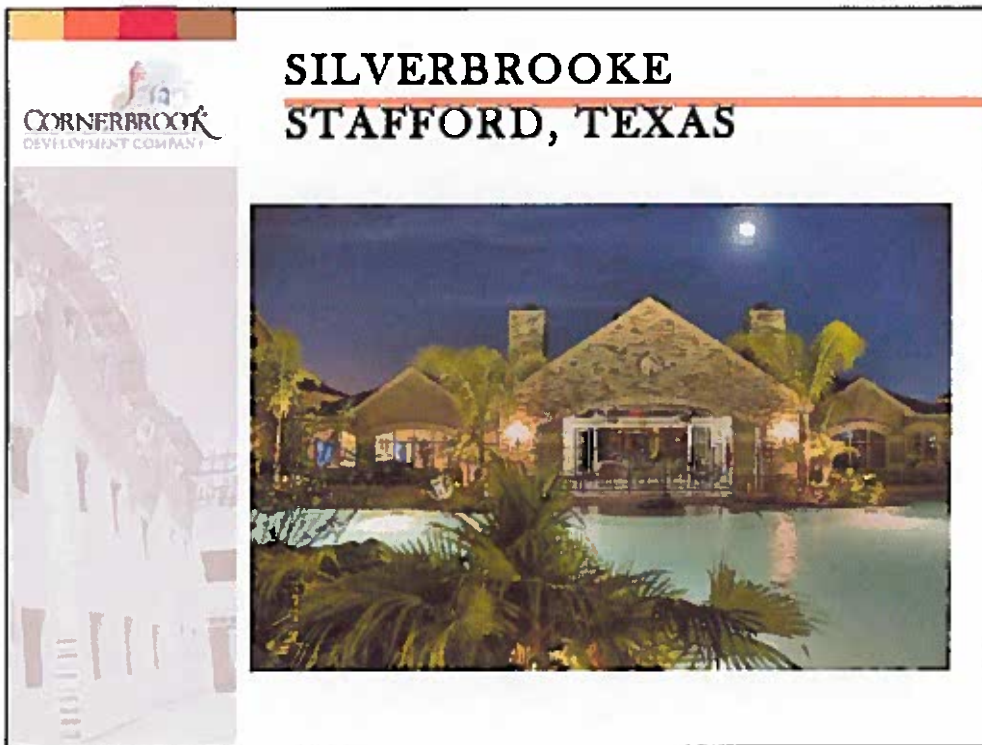


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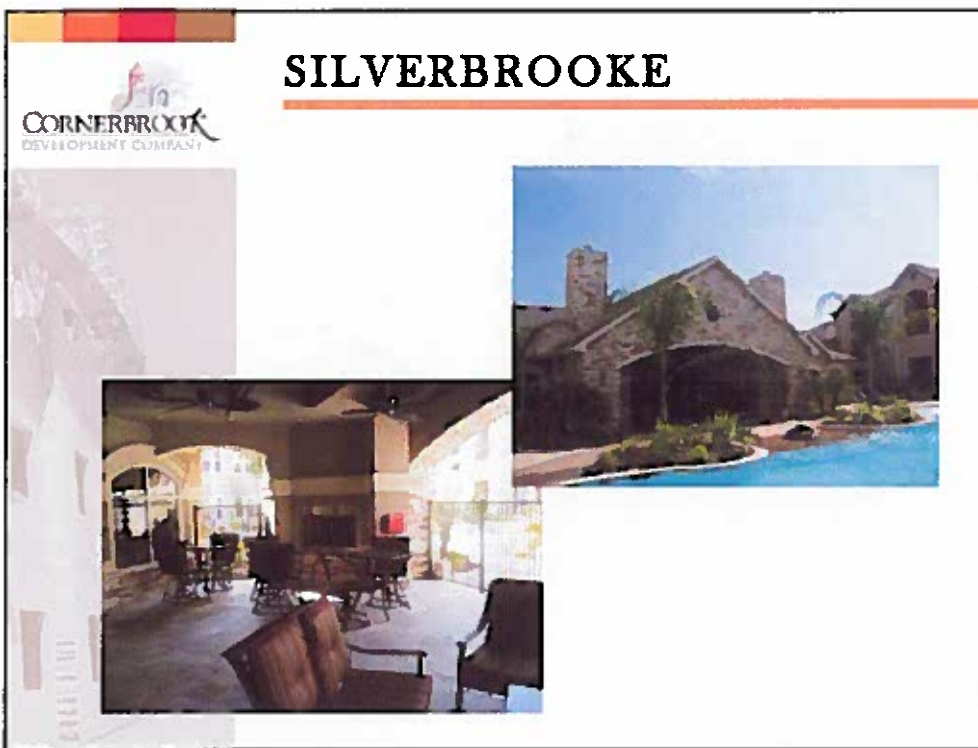
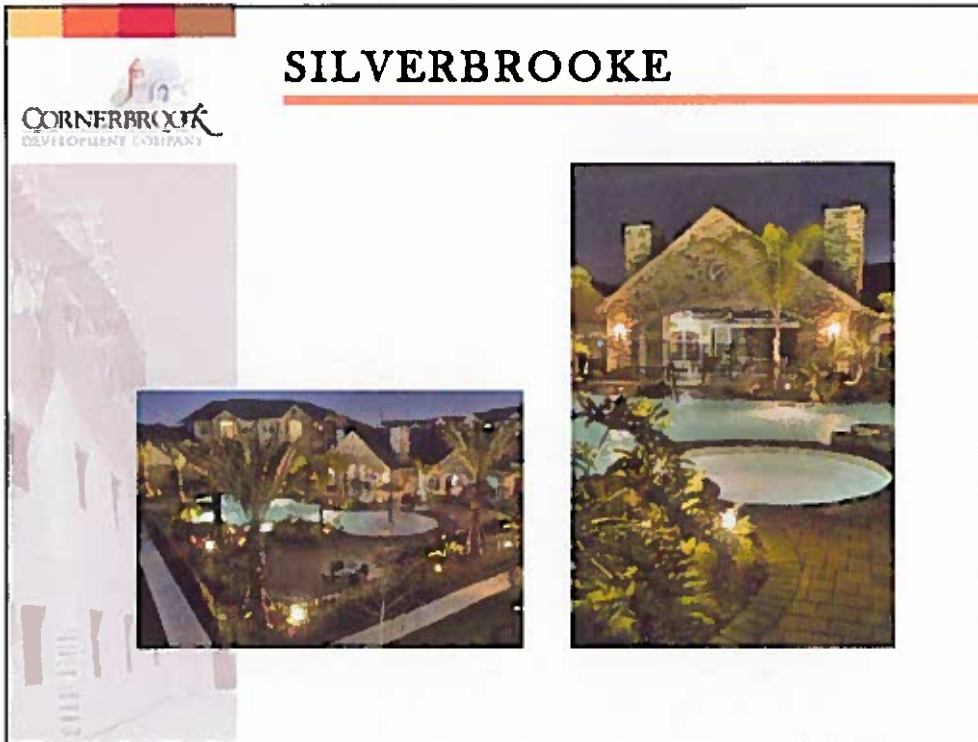




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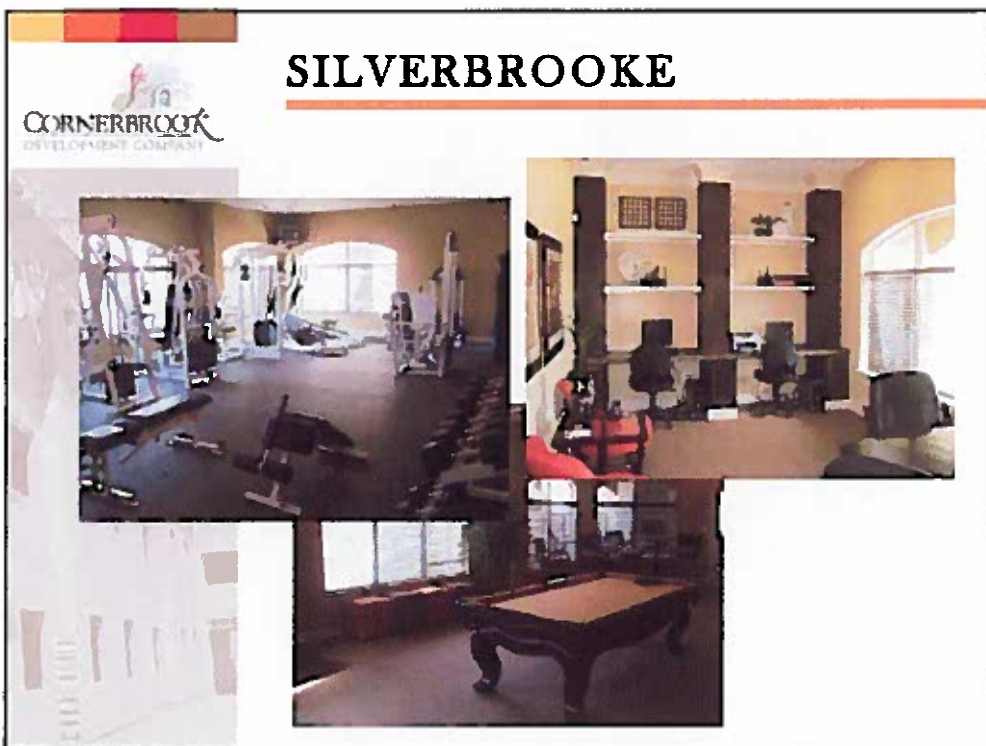
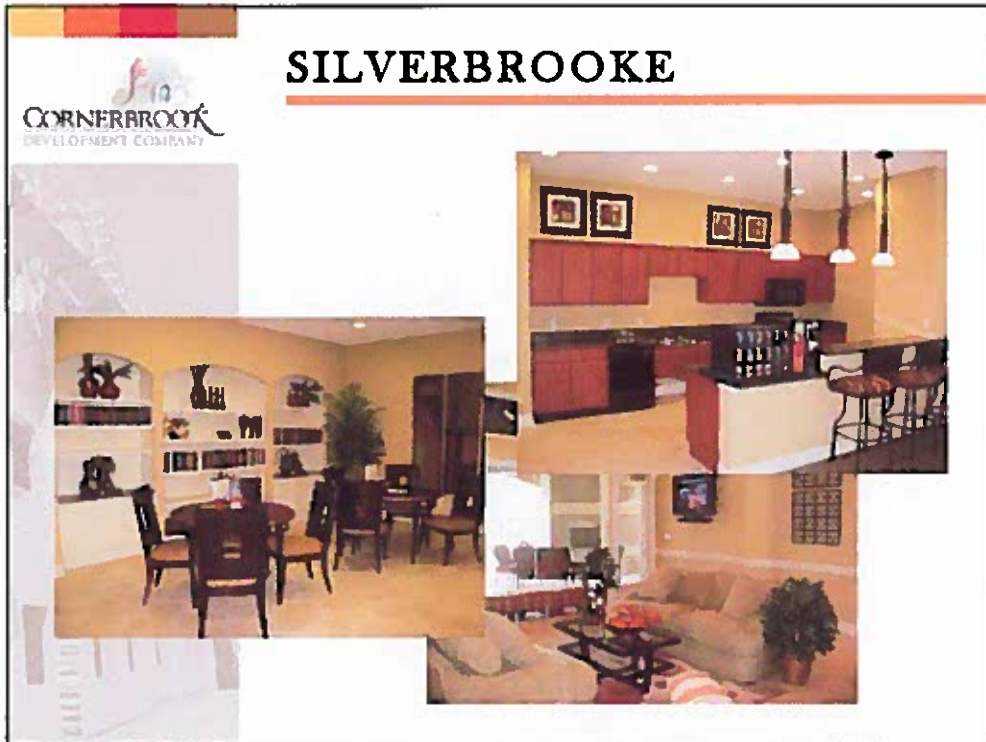


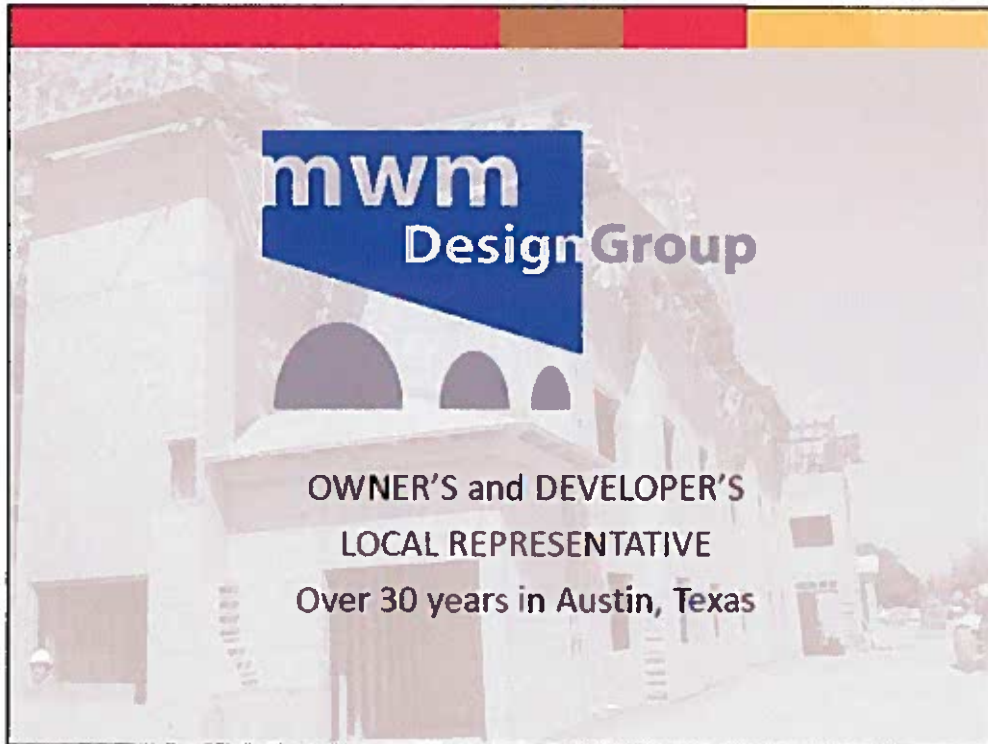
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# MONTOPOLIS FLUM





- 23

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24

**Montopolis Neighborhood Plan Contact Team**

August 12, 2012

Ms. Maureen Meredith  
Neighborhood Planning & Zoning Department  
P O Box 1088  
Austin, TX 78767

RE: NPA-2012-0005.01 (1700 ½ Frontier Valley). A change in the future land use map (FLUM) from Commercial to Mixed use. The zoning request is from CS-NP to CS-MU-NP

Dear Ms. Meredith.

The Montopolis Neighborhood Plan Contact Team (MNPCT) held it's meeting on July 30<sup>th</sup>, 2012 at Dan Ruiz Library to review the Plan Amendment for the property located at 1700 ½ Frontier Valley – NPA-2012-0005.01

At this meeting, the MNPCT Executive Committee and other neighborhood members heard and reviewed the presentation by the City of Austin and members of the Cesar Chavez Foundation, Corner Brook Development Company and mwm Design Group.

After an extensive discussion, members of the MNPCT voted to approve the Plan Amendment for the property.

On June 14<sup>th</sup>, 2012, the MNPCT reviewed the rezoning request for the property at 1700 1/2 Frontier Valley. The MNPCT voted to approve the zoning request from CS to CS-MU. The MNPCT also approved the rezoning of the property to move forward in the out of cycle process.

Sincerely,

*Susana Almanza*

Susana Almanza  
Chair- Montopolis Neighborhood Contact Team  
1406 Vargas Road  
Austin, TX 78741  
512/428-6990

Cc: Frank Del Castillo, Jr. mwm Design Group

C2  
25

**Dear Planning Commission Members,**

This letter is in regards to zoning permit case 2012-063326 ZC and neighborhood plan amendment case 2012-063313 NP for property in Montopolis at 1700 1/2 Frontier Valley Drive. Both cases are scheduled for the Planning Commission on August 28, 2012.

I oppose the applicant's request to change the zoning from CS-NP to CS-MU-NP and the request to amend the neighborhood plan for the proposed purpose to build 250 affordable apartment units with support from the Texas Department of Housing Community Affairs.

I believe that the Montopolis Neighborhood Plan Contact Team's and City Staff's support for this zoning change and plan amendment does not fully consider the impact that this TDHCA apartment complex would have on the neighborhood and especially the likely impact on Frontier at Montana, a 70+ household subdivision developed by the Austin Housing Finance Corporation.

I urge you to recommend that City Council not approve these two cases.

### **Too Much Traffic**

There are two primary ways to enter and exit the Frontier at Montana subdivision.

One is to the west on residential streets (Montana St. and Villita Avenida) through single-family zoned neighborhoods to reach either Vargas Rd. or Montopolis Dr. The other is to the south along Frontier Valley Dr. to reach E. Riverside Dr.

The residential streets of Frontier at Montana (again, Montana St. and Villita Avenida) are also already used by others travelling to exit or enter their neighborhoods.

There is already a significant and undesirable amount of traffic through our community. We have too much traffic now that drives too fast. We have asked for traffic calming

There is already congestion at the intersection of Frontier Valley Dr. and E. Riverside Dr. where at times drivers have long waits to turn left and even right.

The proposed development at 1700 1/2 Frontier Valley Dr. has its points of entry only planned for Frontier Valley Dr. This means additional car trips generated will add to traffic exiting south onto E. Riverside or north along Frontier Valley Dr. to cut through Frontier at Montana.

Both of those traffic situations would negatively impact Frontier at Montana residents.

The congestion at E. Riverside Dr. will add time and make it more difficult and perhaps dangerous to exit and enter our neighborhood that way. Over time this will even become more of a problem as the E. Riverside Dr. corridor is developed.



C2  
26

From cross traffic, Frontier at Montana and the adjacent neighborhood in older Montopolis will experience more cars, more exhaust, more noise, and more of a need for safety concern for children.

### **Too Much Affordable Apartment Density**

The proposed development at 1700 1/2 Frontier Valley Dr. would have 250 affordable apartment units built with a TDHCA tax credit.

At this time there is already a TDHCA tax credit affordable apartment complex at 1705 Frontier Valley Dr. called Santora Villas that has 192 units.

The combined total of both complexes – literally across the street from one another – would be 442.

I urge you to study and analyze the Affordable Housing Inventory and Affordable Housing Inventory Map and Affordable Housing Volume found here:

<https://data.austintexas.gov/browse?category=Neighborhood>

There are few instances in Austin where affordable apartments with this many units are adjacent to one another. There are few cases of this much density.

In another part of Montopolis the Riverside Meadows complex (TDHCA & AHFC) with 248 units and Fairway Village (TDHCA, AHFC, & HUD) with 128 are close – one block away – but their combined total of 376 units is 85% of the what the new density would be at the Frontier Valley Dr. and E. Riverside.

### **Compounding Existing Problems Across The Street**

The TDHCA backed apartment complex Santora Villas with 192 units across the street from the proposed development is a case study of what can go wrong with affordable apartments and a warning sign to residents of Frontier at Montana of what could happen if the end of Frontier Valley Dr. becomes a mega complex of TDHCA apartment housing.

Anecdotal stories from a relative of a resident of Santora Villas paint a picture of an affordable apartment complex that was once more welcoming to a diversity of residents, but shifted and increased the number of Section 8 housing opportunities which changed the demographics.

Whereas initially promoted as a good thing for the community, Santora Villas has become a location where the Austin Police Department needs to make frequent visits. In the first 7 months of this year there have been 72 police reports filed for an average of 10 per month. (See attached below from [www.krimmelab.com](http://www.krimmelab.com)). These are mostly APD reports for Assault, Burglary of Vehicle, Family Disturbance, and Theft and are only ones that are reported.

The APD reports are easily attainable data, but they speak to underlying problems that should be addressed and dealt with before constructing something new, yet similar, that could just add to the problems.



There is genuine worry among residents of Frontier at Montana that building a TDHCA 250 unit affordable apartment complex right next to a TDHCA 192 unit apartment complex that already has significant problems is only going to make matters worse.

C2  
27

Please recommend to deny the zoning change and plan amendment requests.

Sincerely,

Stefan Wray  
Frontier at Montana HOA Member  
Montopolis Plan Contact Team Member  
Montopolis Greenbelt Association Co-Founder.

**Santora Villas**

CASE #	DATE	OFFENSE	ADDRESS	ZIP	ARREST
2012-5034080	7/30/12	ABANDONED VEH	1705 FRONTIER VALLEY DR	78741	
2012-2090284	7/27/12	BURGLARY INFORMATION (ATTEMPTED)	1705 FRONTIER VALLEY DR	78741	
2012-5031769	7/15/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-5031618	7/15/12	WRECKER ORDINANCE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-1961206	7/14/12	ASSAULT BY THREAT FAM/DATING	1705 FRONTIER VALLEY DR	78741	
2012-1961206	7/14/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-1961206	7/14/12	CRIMINAL MISCHIEF	1705 FRONTIER VALLEY DR	78741	
2012-1961206	7/14/12	DATING DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-1952135	7/13/12	ASSAULT WITH INJURY	1705 FRONTIER VALLEY DR	78741	
2012-5031429	7/13/12	THEFT	1705 FRONTIER VALLEY DR	78741	
2012-5031450	7/12/12	ASSAULT BY THREAT	1705 FRONTIER VALLEY DR	78741	
2012-5030293	7/4/12	THEFT	1705 FRONTIER VALLEY DR	78741	
2012-5029824	7/3/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-1830175	7/1/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-1800413	6/28/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-5029182	6/27/12	THEFT INFORMATION	1705 FRONTIER VALLEY DR	78741	
2012-1680117	6/16/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-1680361	6/16/12	AUTO THEFT INFORMATION	1705 FRONTIER VALLEY DR	78741	
2012-1680361	6/16/12	FAMILY DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-5026541	6/13/12	CRIMINAL MISCHIEF	1705 FRONTIER VALLEY DR	78741	
2012-5025894	6/8/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-5026288	6/8/12	TERRORISTIC THREAT	1705 FRONTIER VALLEY DR	78741	
2012-1580224	6/6/12	DATING DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-1571885	6/5/12	ASSAULT WITH INJURY	1705 FRONTIER VALLEY DR	78741	
2012-1481984	5/27/12	ASSAULT WITH INJURY	1705 FRONTIER VALLEY DR	78741	
2012-1420644	5/21/12	BURGLARY OF VEH INFORMATION	1705 FRONTIER VALLEY DR	78741	
2012-5022653	5/20/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-1341583	5/13/12	FAMILY DISTURBANCE	1705 FRONTIER VALLEY DR	78741	

2012-1250435	5/4/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-1231120	5/2/12	FAMILY DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-1211572	4/30/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	♦
2012-1170585	4/26/12	AUTO THEFT	1705 FRONTIER VALLEY DR	78741	
2012-1170002	4/26/12	DRIVING WHILE LICENSE INVALID	1705 FRONTIER VALLEY DR	78741	♦
2012-1170002	4/26/12	REQUEST TO APPREHEND	1705 FRONTIER VALLEY DR	78741	♦
2012-1131592	4/22/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-1131592	4/22/12	BURGLARY OF RESIDENCE	1705 FRONTIER VALLEY DR	78741	
2012-1130474	4/22/12	BURGLARY OF VEHICLE (ATTEMPTED)	1705 FRONTIER VALLEY DR	78741	
2012-1131592	4/22/12	INTER EMERG PHONECALL FAM/DATE	1705 FRONTIER VALLEY DR	78741	
2012-5017774	4/21/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-1021240	4/11/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-1011244	4/10/12	BURGLARY INFORMATION	1705 FRONTIER VALLEY DR	78741	♦
2012-1011244	4/10/12	POSS CONTROLLED SUB/NARCOTIC	1705 FRONTIER VALLEY DR	78741	♦
2012-1011244	4/10/12	POSS CONTROLLED SUB/SYN NARC	1705 FRONTIER VALLEY DR	78741	♦
2012-970291	4/6/12	AUTO THEFT	1705 FRONTIER VALLEY DR	78741	♦
2012-970291	4/6/12	REQUEST TO APPREHEND	1705 FRONTIER VALLEY DR	78741	♦
2012-840513	3/24/12	AGG ASSAULT FAM/DATE VIOLENCE	1705 FRONTIER VALLEY DR	78741	♦
2012-840513	3/24/12	INTERFERING W/EMERG PHONE CALL	1705 FRONTIER VALLEY DR	78741	♦
2012-801835	3/20/12	FAMILY DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-791961	3/19/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-741303	3/14/12	OUT OF CITY AUTO THEFT	1705 FRONTIER VALLEY DR	78741	
2012-681262	3/8/12	DISTURBANCE - OTHER	1705 FRONTIER VALLEY DR	78741	
2012-670242	3/7/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-671445	3/7/12	REQUEST TO APPREHEND	1705 FRONTIER VALLEY DR	78741	♦
2012-640298	3/4/12	ASSAULT W/INJURY-FAM/DATE VIOL	1705 FRONTIER VALLEY DR	78741	
2012-5011931	3/1/12	CRIMINAL MISCHIEF	1705 FRONTIER VALLEY DR	78741	
2012-610274	3/1/12	EVADING / FOOT	1705 FRONTIER VALLEY DR	78741	♦
2012-610274	3/1/12	FAILURE TO IDENTIFY	1705 FRONTIER VALLEY DR	78741	♦
2012-610274	3/1/12	POSS MARIJUANA	1705 FRONTIER VALLEY DR	78741	♦
2012-610274	3/1/12	REQUEST TO APPREHEND	1705 FRONTIER VALLEY DR	78741	♦
2012-480113	2/17/12	MISSING ADULT	1705 FRONTIER VALLEY DR	78741	
2012-460112	2/15/12	FAMILY DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-260188	1/25/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-251652	1/25/12	DOC DISPLAY FIREARM-PUB PLACE	1705 FRONTIER VALLEY DR	78741	
2012-251652	1/25/12	TERRORISTIC THREAT	1705 FRONTIER VALLEY DR	78741	
2012-5002182	1/16/12	BURGLARY OF VEHICLE	1705 FRONTIER VALLEY DR	78741	
2012-90010	1/9/12	CRIMINAL TRESPASS NOTICE	1705 FRONTIER VALLEY DR	78741	
2012-90882	1/9/12	ROBBERY INFORMATION	1705 FRONTIER VALLEY DR	N/A	
2012-81597	1/8/12	FAMILY DISTURBANCE	1705 FRONTIER VALLEY DR	78741	
2012-81597	1/8/12	THEFT	1705 FRONTIER VALLEY DR	78741	
2012-70806	1/7/12	ASSAULT BY CONTACT FAM/DATING	1705 FRONTIER VALLEY DR	78741	
2012-60006	1/6/12	ACCIDENTAL DRUG OVERDOSE	1705 FRONTIER VALLEY DR	78741	

C2  
28

2012-30703 1/3/12 DATING DISTURBANCE

1705 FRONTIER VALLEY DR 78741

C2/29

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**From:** Rhonna Robles  
**Sent:** Tuesday, August 14, 2012 11:35 AM  
**Cc:** Meredith, Maureen; Kai Jai Conner; richard  
**Subject:** Deny Zoning Case 2012-063326 ZC & Planning Case 2012-063313 NP

Regarding: Against the Proposed Zoning Change 2012-063326 ZC & Plainning Case 2012-063313 NP

Please Attach this Letter to the File  
14th, 2012

August

To All Members of the Austin City Council, Zoning and Planning Committees,

As one of the Realtors struggling to sell the Arbor condos, 6900 East Riverside Drive, located on the Northeast corner of Frontier Valley & Riverside Drive and a resident for the past 2 years ***I am strongly against the proposed zoning change to Affordable Housing on Frontier Valley & Riverside Drive.*** The other condo owners and I remain deeply disappointed that KB's request for the zoning change to single family homes was denied. This appears a direct interference from the City Government into Free Market Economics and in contrast to the City's goals to clean up East Austin.

Everyone that has bought a condo at The Arbors (including myself) investing in East Austin were under the impression that this would be a great place to live and prove to be a good investment. We enjoy the close proximity to DT and thought The City of Austin was working hard to reduce the high crime that is an everyday reality, reduce the litter and nightly noise disturb instances. With the money raised for the Lady Bird Lake Trails extension, the new mixed use development by the AMLI and the building of the Villas of Riverside by Milestone Homes we were hopeful infrastructure businesses were in planning to support Home Ownership and more Home Ownership would follow. I personally was thinking cleaners and local bakery.

As a long time Austin resident, I have also lived in Allandale, NW Hills, Tarrytown and Brykerwoods and was active in those Neighborhood Associations. I have seen first hand The City Council, Zoning, Planning Committees and City staff assist the Neighborhood Associations in protecting and maintaining the neighborhoods goals. I want to see the same assistance given to this newly formed Neighborhood Association. I remember the Hyde Park Neighborhood Association strongly against the increase in traffic a cinema in the Triangle Project would add...the cinema was deleted. The city was diligent in limiting the Walmart's size and hours built on Anderson Lane. This proposed project of 250 apartments would add noise, crime and traffic Frontier Valley definitely cannot handle and already has more than it's fair share, Santora Villas. My condo backs onto Frontier Valley and the approval of this project would lower my property values, but more importantly affect the quality of my life. **Please assist East Riverside in becoming a model for the city in use of public**

transportation, enhanced bike use, a mixture of Home Ownership & rentals, but not continue to use E. Riverside as the primary dumping ground for Affordable Housing and doom Riverside to a continued future with a Bad Reputation.

C2/30

Please deny this zoning change.

Sincerely,

Rhonna Wallerstein Robles  
Central Austin Real Estate  
[\(512\)484-9415](tel:5124849415)

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**From:** Kai Jai Conner  
**Sent:** Monday, August 13, 2012 8:07 PM  
**To:** Meredith, Maureen  
**Subject:** 1700 1/2 Frontier Valley Road, Zoning: C14-2012-0067, NPA Case: NPA-2012-0005.01

I oppose the applicants request to change the zoning from CS-NP to CS-MU-NP and the request to amend the neighborhood plan for the proposed purpose to build 250 affordable apartment units with support from the Texas Department of Housing Community Affairs.

I am a resident at The Arbors at Riverside and I am extremely concerned about the 1,600 car trips that this apartment complex will generate EVERY DAY, we already have more traffice than is safe right now. Also I am concerned about the stress on our water and wastewater systems and since we already have a flooding issue, this monolithic slab of concrete will only make it worse. The crime at Santoro Apartments down the block is horrific and I know that another apartment complex will DOUBLE the crime statistics.

I would much prefer to see residential owned, not lease properties. Or if we have to have a lease property, let's make it a little higher in rents? Attract a better element? We would like to retain our property values and it seems the way to do that is to build nicer residential units, not low-cost or affordable or Section 8 housing. I am one of the on-site agents at the Arbors at Riverside and we are fighting up uphill perception problem as it is. I cannot imagine what it would be like with all the problems that another 250-unit apartment complex would bring. I strongly oppose the zoning change on this tract.

C2  
31

**From:** Richard Berns  
**Sent:** Wednesday, August 15, 2012 10:09 AM  
**Cc:** Meredith, Maureen; Nikelle Meade  
**Subject:** Against the Proposed Zoning Change 2012-063326 ZC & Planning Case 2012-063313 NP  
**Importance:** High

I am the developer for the Arbor at Riverside Condominiums ('Arbors') at 6900 East Riverside Drive, located on the Northeast corner of Frontier Valley & Riverside Drive, across the street from the 22 acres that is requesting a zoning change.

**I am strongly against the proposed zoning change to 252 Affordable Housing Apartments on Frontier Valley & Riverside Drive.**

I am disappointed that KB HOMES's request for the zoning change to single family homes was denied. If the goal of The CITY is to 'clean up' east Riverside Drive this new application appears to be a direct contradiction to the CITY.

I began the Arbors development in 2007 and completed the project in the summer of 2009. Throughout our preliminary studies and the building process itself we would read and hear about all the good changes happening to the Eastside and Riverside Drive even the numerous discussions of light rail from the airport to the CBD.

I am sure that everyone that has bought a condo at The Arbors and were investing in East Austin was under the impression that this would be a great place to live and prove to be a good investment. They would enjoy the close proximity to CBD and ABIA and thought The City of Austin was working hard to reduce the high crime that is an everyday reality, reduce the litter and nightly noise disturb instances. With the money raised for the Lady Bird Lake Trails extension, the new mixed use development by the AMLI and the building of the Villas of Riverside by Milestone Homes we were hopeful infrastructure businesses were in planning to support Home Ownership and more Home Ownership would follow. This infrastructure investment will stop if this zoning change is allowed.

This proposed project of 250 "affordable" apartments would add noise, crime and traffic that Frontier Valley definitely cannot handle and already has

more than its fair share with Santora Villas and questionable housing at the end of Frontier Valley.

C2  
32

Some of our condos back up to Frontier Valley and the approval of this project would lower the property values, but more importantly affect the quality of life for the Home Owners.

Please assist East Riverside in becoming a model for the city in use of public transportation, enhanced bike use, a mixture of Home Ownership & rentals.

## Please deny this zoning request

*Please distribute this message to others on the committee that I may have excluded*

Sincerely,  
Richard Berns  
Berns Commercial Properties



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**From:** Chokein Kiyuna  
**Sent:** Thursday, August 16, 2012 8:03 AM  
**To:** Meredith, Maureen  
**Subject:** Zoning Case # 2012-063326 ZC, Plan Amendment Case # 2012-063313 NP

Ms. Maureen Meredith:

It has come to my attention, that a request to modify neighborhood plan amendment and change zoning from from Commercial to Mixed Use Commercial for the purpose of affordable apartments, 250 units (1700 1/2 Frontier Valley Drive, Zoning Case # 2012-063326 ZC, Plan Amendment Case # 2012-063313 NP). The impact to



homeowners like myself is great. I am asking you to please stand firm and remember all of the reasons why this proposal is not beneficial to the area of our town. The greatest concerns are about property values, traffic and parking, crime, and water, wastewater, and flooding. Among other things, these are just the big things.

C2/33

I am requesting that you please oppose and stand firm against the re-zoning of the from Commercial to Mixed Use Commercial.

Thank you for your time.

Chokein Kiyuna, M.Ed.  
512-364-2505

August 15, 2012

Austin City Council, Zoning Committee and Planning Committee,

As a first time home owner, resident of the Montopolis neighborhood area, small business owner and President of the Frontier at Montana Home Owners Association\*, I am strongly opposed to the City of Austin Zoning Change request (2012-063327 ZC) and Neighborhood Plan Amendment (2012-063313 NP). This change will compound existing issues, create new problems and decrease the overall value of our homes, businesses and property. There is no evidence of the city's plans to address or prevent these problems. As a stakeholder and property owner in the Montopolis area, I am concerned about the certain decrease in property value that this change will cause. I am also disappointed that the Cesar Chavez Foundation feels that the proposed housing development will serve this community and its future residents. Following is a direct quote from the CCF website:

"the Cesar Chavez Foundation's Housing and Economic Development Fund is dedicated to serving the special needs of farm workers, Latinos and other low-income working families and seniors, It improves the quality of their lives and helps break the cycle of poverty through a positive and safe living environment."

I argue that this proposed development is a direct contradiction to the goals set forth by the CCF and will not actually improve the quality of their lives or help break the cycle of poverty. It will definitely not provide a positive and safe living environment. Please refer to the following crime statistics for the Montopolis Neighborhood Area – specifically violent crimes and burglary.

Within the last eight months there have been 1,486 counts of offense, resulting in 519 arrests; of the total count approximately 30% of these incidents were categorized as violent crimes, assault, burglary or theft. In Santora Villas\*\* on Frontier Valley Drive, more than 72 incidents have been reported since January of this year, approximately 56.9 % of those incidents are considered violent crimes, burglary or theft.

These statistics serve as evidence of what current residence are facing on a daily basis with no promise or hope of a remedy. These are only the incidents that have been reported to law enforcement. The potential future residents of this area can look forward to this environment as well.

Furthermore, the Cesar Chavez Foundation boasts on their website that they have a "well-earned reputation as a leading provider of high-quality, amenity-intensive affordable housing". Given the following factual data obtained from the Texas State Affordable Housing Corporation - Aguila Oaks\*\*\* Report from April 2011, how can we feel confident that this development and management

company will maintain the proposed Montopolis area development while it is clear that they lack the immediate funds and obligation to maintain the current developments?

C2  
34

"Are recreational/common areas clean, maintained and accessible? X (NO)"

"Is the exterior of the buildings in acceptable condition? X (NO)"

Comments: There are areas of severe erosion and clear walking paths throughout the property. Management stated that they are aware of the erosion problem and will address it when funds are available to do so. On the day of the site visit, both pools were closed for repairs. Although the roofs appear to be in need of attention, Management stated that they were recently inspected by an insurance adjuster who said the roofs are in good condition. The exterior of the buildings is still in unacceptable condition."

"In reviewing the police report the following incidents were noted and includes the number of times incidents occurred:

Burglary (8), Burglary of Vehicle (3), Robbery of Individual (1) Theft (5), Vehicle Theft (3)"

In my opinion, these statements are not proof of "high-quality, amenity-intensive affordable housing" or "a positive and safe living environment". These statements are proof that this development will not enrich our community or the lives of future residents but, in time, diminish our community, neighborhood and future growth of the Montopolis Area.

On a separate but equally important note, the only entrance and exit to the proposed development is onto Frontier Valley. Frontier Valley is a small residential street with a narrow roadway; there is currently limited and unsafe street parking, no roadway shoulder and no sidewalk on the west side of the street. By adding an average of 1,600 car trips per day to this street, the neighborhood will face unwanted and potentially dangerous traffic. The surrounding residents have been in opposition to and will continue to oppose the increase in traffic and the lack of traffic calming devices. Once again, this zoning change and proposed development will only exacerbate this existing problem.

In closing, this zoning request, if granted, will result in an irresponsible and unmanageable increase in residential density on Frontier Valley, permanently change the Montopolis Neighborhood community and hinder the growth of the Montopolis area. I sincerely ask you to vote in opposition to this proposed zoning change and neighborhood plan amendment. I urge the City and community to do further research into this matter and choose an option that better suits our neighborhood and city. By adding this much affordable housing to this street, we are preventing a safe and healthy living environment for current and future residents and smothering future growth.

Sincerely,

**Caitlin Harris Moore**  
6904 Villita Avenida Street  
Austin, TX 78741  
crharrismore@gmail.com  
(832) 865-6675

\* I am not speaking on behalf of my neighborhood HOA or on behalf of anyone besides myself

\*\* Santora Villas (1705 Frontier Valley Drive) - the affordable apartment complex across the street from the subject tract (1700 Frontier Valley Drive)

\*\*\* Aguila Oaks is the closest Cesar Chavez Foundation development to the City of Austin – located in San Antonio

C2  
35

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**From:** Jared Galaway [REDACTED]  
**Sent:** Thursday, August 16, 2012 6:00 PM  
**To:** Meredith, Maureen; Heckman, Lee  
**Cc:** Ledesma, Carlos; Powers, Gabriella; Rhonna Robles; Kai Jal Conner  
**Subject:** Zoning Case File Attachment

City Staff and Planning Commission,  
Please attach this letter to the file for the following cases:

**6606 Felix Avenue**

Zoning Case # [2012-064623](#) ZC  
Plan Amendment Case # [2012-064627](#) NP  
Request to amend neighborhood plan amendment and change zoning  
From SF-3 Family Residential to LR-MU-NP Neighborhood Commercial  
For the purpose of a state inspection station

**1700 1/2 Frontier Valley Drive**

Zoning Case # [2012-063326](#) ZC  
Plan Amendment Case # [2012-063313](#) NP  
Request to amend neighborhood plan amendment and change zoning from  
From Commercial to Mixed Use Commercial  
For the purpose of affordable apartments, 250 units

I am a resident and owner of a property within 500 ft of the above mentioned zoning change requests. Myself and my fellow property owners in the surrounding area ask that you **do not approve the rezoning requests for zoning cases 2012-064623 ZC and 2012-063326 ZC**. Our concern is for issues related to property values, parking, traffic, crime, water, waste water and flooding, to name a few.

In addition, I do not believe that the developments proposed for these areas are consistent with the vision of the East Riverside Corridor Plan. Please disprove these proposals, so that we may keep large tracts of land available for future development that enriches and expands the areas surrounding downtown, especially those which are the Gateway to Austin from the Airport and one of the routes to the new Circuit of the Americas. The proper development of the East Riverside Corridor will set the tone for visitors to our city.

Thank you for listening to the residential property owners in this area,  
Jared Galaway  
6900 East Riverside Dr Unit 32  
Austin, TX 78741

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Dear Planning Commission and City Staff,

This letter concerns Neighborhood Plan Amendment Case 2012-063313 NP and Zoning Case 2012-063327 ZC that are both scheduled for discussion at the Planning Commission on August 28 and at City Council on September 27.

C2  
36

I am against the applicant's request to amend the Neighborhood Plan and change the Zoning on this property from CS to CS-MU-NP. The approval of these requests would enable a proposed affordable apartment development at 1700 ½ Frontier Valley Rd.

For almost three years, I have lived in Montopolis in a subdivision of more than 70 homes called Frontier at Montana. The Austin Housing Finance Corporation created Frontier at Montana. We are a diverse community of first time homeowners.

Our HOA Board of Directors now officially opposes this neighborhood plan amendment and zoning change request. I am the Secretary of the Frontier at Montana HOA.

I am a member of the Montopolis Neighborhood Plan Contact Team Executive Committee but was out of town during the last meeting when these cases were discussed. I would have voted to oppose. I am also aware of some of the conflicts of interest and credibility issues that have been raised about that last meeting.

I am a co-founder of the Montopolis Greenbelt Association. Our group was chiefly responsible for the City's acquisition of 20 acres of new public land adjacent to our neighborhood and we are developing a trail system.

The Frontier at Montana subdivision borders Frontier Valley Dr and is a several blocks to the north of the proposed development.

Although I have been a renter for most of my adult life and a homeowner for only the last three years, and although I am benefitting from a City affordable housing program, I share with others in my neighborhood some serious concerns about the affordable apartment complex being put forward as the proposed use at 1700 ½ Frontier Valley Rd.

Across the street from the proposed 250-unit affordable apartment complex is an existing 192-unit affordable apartment complex called Santora Villas at 1705 Frontier Valley Rd.

People in Frontier at Montana are very aware that Santora Villas is both a target and source of crime in our neighborhood. With 192 units, and a population of close to 550, there is an average of 10 APD crime incident reports per month. This statistic does not include crimes committed elsewhere perpetrated by juveniles or others who reside at Santora Villas.

In Frontier at Montana one of our goals is to preserve the integrity of our neighborhood. We want this to be a safe and enjoyable community for the first time homebuyers who struggled for years to enjoy the privilege of owning and caring for a new home.

At Frontier at Montana we have suffered from car break-ins, home invasions, and other types of crime that we know are committed by people outside our neighborhood. It is very likely in some cases that the perpetrators come from Santora Villas.



So far, through the use Neighborhood Crime Watch techniques, we have been able to minimize the harm to our neighborhood. We know that it could be much worse. We know it could be better.

C2  
37

Our community is only able to absorb so much crime. It seems that another high-density affordable apartment complex immediately across the street from Santora Villas – with both of their entranceways aimed at each other – would generate a multiplier effect on crime both internal to that development as well as externally to the other parts of the neighborhood.

It is hard to think of other communities in Austin that have been asked to deal with this intensity of affordable apartment development with proven crime statistics in the same geographical space.

We have searched and cannot find an example of another location in the City where two affordable apartment complexes with this many units are located immediately adjacent to one another.

Increasing the number of affordable apartment units at the end of Frontier Valley Rd from 192 units to 250 units for a total of 442 units is a 130% increase in apartment units, which is likely a 130% increase in population, and could very well be a 130% increase in APD crime incident reports for this location.

If the zoning and plan amendment requests are approved, and this affordable apartment complex is built, there will be a long-lasting degradation of the quality of life for residents of Frontier at Montana. It will begin to destroy what has been achieved in the creation of a new affordable neighborhood for first time homebuyers. Families will likely want to move away and things will spiral downward.

My comments above focus largely on issues related to affordable apartment density and crime. There are however many other issues that this zoning case raises, such as traffic and connectivity. Some of these are addressed below in a list of questions that are being sent to the Applicant on these cases on August 20.

Sincerely,

Pam Thompson

Frontier at Montana HOA Secretary  
Montopolis Neighborhood Plan Contact Team Executive Committee Member  
Montopolis Greenbelt Association Co-Founder

**Questions for the Applicant**

**Neighborhood Plan Amendment Case 2012-063313 NP and Zoning Case 2012-063327 ZC**

**Sent to Frank Del Castillo by email on August 20 and CC:ed to the Planning Commission**

**1) Background**

The Cesar Chavez Foundation, Corner Brook Development Corporation, and MWM Design Group, appear to have been working on this project for 1700 ½ Frontier Valley Drive since at

least May, 2012, presumably before then. **Who initiated this project? When was it initiated? And why was it initiated?**

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38

## 2) Neighborhood Consultation

The Cesar Chavez Foundation, Corner Brook Development Corporation, and MWM Design Group, made presentations to the Montopolis Neighborhood Plan Contact Team in May and June. But residents at the Arbor Condo (HOA) on the corner of Frontier Valley Dr, the residents of Santora Villas, residents of the Frontier Valley Mobile Home park, and residents of Frontier at Montana (HOA) were never contacted. **Why didn't you make efforts to speak directly with HOAs and others that represent people who will be most impacted by this development project? Are you willing now at this late stage in the process to sit down with people from these areas to address concerns and answer questions about the project?**

## 3) Financial Condition of the Owner

The listed owner for this property, Equity Secured Capital, L.P. has stated that the property is in foreclosure. The owner has also stated that Equity Secured Capital does not have a real interest in the zoning case other than if the zoning changes then the property is easier to sell. **What are terms of this foreclosure? To what extent are any deadlines or terms of the foreclosure process driving this zoning and plan amendment process? How long has the property been in foreclosure and is there something that needs to occur soon or could it continue to be in foreclosure for the foreseeable future?**

## 4) Affordable Apartment Density

Your proposal is to construct 250 units of affordable apartments directly across the street from Santora Villas that has 192 units. The combined total of affordable apartment units in both sites would be 442. There are few if any locations in the City of Austin where there are affordable apartment complexes of this size immediately adjacent to one another, and this case with entranceways that would directly face each other. **When you developed your plans for a 250-unit affordable apartment complex, how much did you actually consider the already existing density of affordable apartment complexes within the Montopolis neighborhood? Did you take into consideration the Santora Villas complex across the street and the problems that it already presents? Or the Riverside Meadows affordable apartment complex between Montopolis and Vargas, only one long block to the west? Do you really think it is reasonable and fair to add yet another affordable apartment complex into a part of the City that already seems to surpass any other part of the City in terms of affordable apartment density?**

## 5) Crime Rates and Crime Prevention

According to data available on [www.krimelabb.com](http://www.krimelabb.com) there is an average of 10 reported APD crime incidents per month at Santora Villas and there are 10 per month at Riverside Meadows on Montopolis Dr. **Is there any reason why neighbors should not fear that the addition of 250 units of affordable apartments will similarly be a cause for more reported crime incidents each month? What could the property managers conceivably do that would limit or make the crime incidents any less than the surrounding affordable apartment complexes? It is understood that applicants to the units will need to have criminal background checks. Is that any different than the neighboring complexes? Doesn't that only apply to the people on the lease? How effective is that really?**

## 6) Cesar Chavez Foundation versus Capstone Management

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Santora Villas on Frontier Valley Dr. and Riverside Meadows on Montopolis Dr. are both managed by Capstone Management. It is understood that the Cesar Chavez Foundation would manage the new development. **What distinguishes the Cesar Chavez Foundation from Capstone? What assurances and guarantees can be made that the Cesar Chavez Foundation will do things so differently that the result is the new development becomes far superior and free of problems? Does the Cesar Chavez Foundation manage the property noted in this PDF in San Antonio? How can you guarantee a level of care greater than what is depicted in photos toward the end of the document? How will superior maintenance and property care be funded?**

[http://www.tsahc.org/pdfs/2011\\_AOC\\_Aguila\\_Oaks\\_Report.pdf](http://www.tsahc.org/pdfs/2011_AOC_Aguila_Oaks_Report.pdf)

#### 7) Details on Units and Population

**How many of the units are 1 bedroom, 2 bedroom, 3 bedroom, or more? What will the rent be on these different configured units? What is the anticipated population when units are full? How many adults? How many children? What is the total expected population? How many units will be occupied by people with housing vouchers?**

#### 8) Cars and Traffic

**Based on the number of units and projected number of adults, how many cars do you anticipate being owned by residents? How many parking spaces will you build into the project? Given some of the neighborhood concerns regarding traffic, would you be willing to initiate a neighborhood traffic impact analysis even though not technically required by ordinance?**

#### 9) Connectivity

The Montopolis Neighborhood Plan and the design criteria for Mixed Use, as well as the plan for the East Riverside Corridor all call for connectivity. The only connectivity in your plan is to connect to Frontier Valley Dr. Erica Leak of the planning division has indicated that not only is there not a problem with connecting the project to E. Riverside Dr, but in fact doing so is desirable and in accordance with the East Riverside Corridor vision. **Are you willing to amend your zoning case? Are you willing to make it so there is a driveway, or better yet a road, that connects directly from the affordable apartment area to E. Riverside Dr? And in addition are you willing to change the plan to connect to Santo St.?**

#### 10) Del Valle School District

In the zoning application there is place to indicate whether AISD has been consulted. This project, however, is in the Del Valle School District. Although not a requirement, have you considered what the impact will be on the Del Valle School District?

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Subject: To Frank Del Castillo re: Case # 2012-063326 ZC & Case # 2012-063313 NP

C2  
HD

Dear City Staff and Planning Commission,

Please Add to Case File: Include Attachment from Frank Del Castillo

Related to Case # 2012-063326 ZC & Case # 2012-063313 NP set for August 28 at Planning Commission

-----  
  
Dear Frank Del Castillo,

I was out of town on July 30 and on June 14 and was not able to attend the meetings where you presented information about the proposed development at 1700 1/2 Frontier Valley Dr.

I'm trying to understand why this project is being designed with Frontier Valley Dr being the only point of entry and exit. The entire property has connectivity to E. Riverside Dr. It also has potential connectivity to Santos St.

I don't understand why you are not including exit and entry on those streets as well in your plans.

I have read your reply to this question previously in which you wrote "Since the front 5 acres along East Riverside will not be developed as part of the first phase, we do not want to encumber the property with a specifically located driveway at this time."

See ATTACHMENT

Curious if you realize how much of an encumbrance it will be for those of us who live near this proposed development who will have to deal with the increased traffic onto Frontier Valley that will either go to E. Riverside or travel north and cut through our neighborhood.

Why haven't you met with neighbors who actually live near the development? It seems that you've gotten approvals from others in Montopolis who probably never travel on Frontier Valley Drive and so for them it is not an important issue.

But I can tell you that there are quite a number of my neighbors who are very upset about the fact that your development plan is to only be connected to Frontier Valley.

Please note that today the Board of Directors of the Frontier at Montana Homeowners Association voted to oppose this zoning request. Frontier at Montana is a subdivision of homeowners with properties on Frontier Valley Dr.

This issue of traffic is not the only one but it is high on the list.

You also wrote in reference to E. Riverside that "Locating a driveway for ingress and egress is limited to specific locations."



C2  
41

Can you please describe or depict where those specific locations are.

Could you bring to the Planning Commission a drawing that shows the specific locations that could connect to E. Riverside?

And what about Santos St.? What would be the reason that there cannot be connectivity there?

- Stefan Wray  
Homeowner at Frontier at Montana  
MNPCT Member



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C2  
H2

**7010 EAST RIVERSIDE DRIVE**  
**Montopolis Neighborhood Plan**  
Contact Team Meeting  
May 21, 2012  
6:00 pm  
Montopolis Recreation Center

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Location –	7010 East Riverside Drive
Existing Zoning	CS-MU-NP approximately 3.86 acres CS-NP approximately 10.73 acres MF-3-NP approximately 6.97 acres SF-3-NP approximately 0.67 acres
	Neighborhood Plan identifies the property the same as zoning Property is vacant
Proposed Zoning	CS-MU-NP approximately 14.59 acres MF-3-NP approximately 6.97 acres SF-3-NP approximately 0.67 acres
Proposed Development	Phase One Approximately 252 multi-family units on approximately 17.23 acres Phase Two Undetermined Mixed Use on approximately 5.0 acres fronting East Riverside Drive

**Questions**

1. Can the development provide egress only directly onto East Riverside Drive? – Our plan is to provide for two accesses onto Frontier Valley Drive. The City of Austin has specific criteria for the inclusion of access to major arterial. Some of the criteria includes:
  - a. One-way driveways are limited to developments where two-way access is unfeasible because of special design considerations (TCM 5.3.1.D)
  - b. Driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 100 feet, whichever is less (TCM 5.3.1.J)
  - c. Driveways on divided streets shall be designed to align with median breaks or be offset by a minimum of 100 feet (TCM 5.3.1.K)

305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734



C2  
43

Applying the above criteria, locating an egress only driveway along East Riverside is not allowed. Locating a driveway for ingress and egress is limited to specific locations. Since the front 5 acres along East Riverside will not be developed as part of the first phase, we do not want to encumber the property with a specifically located driveway at this time.

2. There are drainage issues within the existing neighborhood. Can the proposed development provide some assistance in reducing the drainage issues? – The developers are aware of some of the drainage issues and will take them into account when designing the proposed drainage/detention systems. We are committed to reducing stormwater runoff beyond requirements for the development and surrounding area.
3. What type of labor will be used for development of the property? – There are specific requirements on the labor and labor rates outlined in the funding agreement. These requirements will be adhered to.
4. Address Green Space/Open Space - The Project will include approximately 252 multi-family dwelling units on approximately 17.23 acres. This averages to about 14.6 units per acre. The buildings will be clustered on approximately 12 acres, leaving the remaining +/-5 acres for green space/open space. The green/open space will be located towards the rear of the property and will include some developed green space and some native green space. Water quality and stormwater management facilities may also be located in this area. A specific plan is not in place yet.
5. Address Green Building – The developer is reviewing and considering participation in the City of Austin's SMART Housing Program. Part of the program requires that all units meet Austin Energy Green Building Program minimum standards.
6. What are the setbacks requirements from single-family land uses and zoning, and how will the development meet or exceed the setback requirements? – The City of Austin has compatibility standards outlined in the Land Development Code with specific criteria for the setbacks and screening when a proposed development is adjacent to a single-family land use or zoning district. Some of the criteria includes:
  - a. No structure within 25-feet (LDC 25-2-1063(B))
  - b. Building heights (LDC 25-2-1063(C))
    - i. 30-feet, if less than 50-feet from property line
    - ii. 40-feet, if between 50- and 100-feet from property line



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- iii. 40-feet plus 1-foot for every 10-feet of distance in excess of 100-feet, if between 100- and 300-feet from the property line
- iv. 60-feet plus 1-foot for every 10-feet of distance in excess of 300-feet, if between 300- and 540-feet from the property line
- c. Off-street parking, mechanical equipment, storage, and refuse collection shall be screened from view (LDC 25-2-1067(A))
- d. Dumpsters shall be located more than 20-feet from property line (LDC 25-2-1067(C))
- e. Intensive recreational uses (i.e. site amenities) shall be setback 50-feet (LDC 25-2-1067(F))
- f. Parking or driveways shall be setback 25-feet (LDC 25-2-1067(G))

The developer proposes to meet or exceed the requirements

7. What are pre-qualifications for tenants? –

Attached is a sample of the qualifying criteria for a similar project owned and managed by the Cesar Chavez Foundation. A few adjustments will be made to application fees, deposits, and eliminating comments about market units, however the rental, credit and criminal background criteria will remain unchanged.

8. What type of exterior finish will be used on the buildings?

The buildings will be clad with masonry siding, including, but not limited to hard, stone and/or stucco.