

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0067 **P.C. DATE:** 08/28/2012  
 La Estancia Del Rio

**ADDRESS:** 1700 1/2 Frontier Valley Drive **AREA:** 10.65 acres

**OWNER:** Equity Secured Capital, L.P. **AGENT:** MWM Design Group  
 (Vincent M. DiMare, Jr.) (Amelia Lopez)

**ZONING FROM:** CS-NP; General Commercial Services-Neighborhood Plan

**ZONING TO:** CS-MU-NP; General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan

**NEIGHBORHOOD PLAN AREA:** Montopolis

**SUMMARY STAFF RECOMMENDATION:**

Staff recommendation is to grant General Commercial Services, Mixed Use, Conditional Overlay, Neighborhood Plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would limit the vehicle trips to less than 2,000 per day; it would also limit residential uses to MF-3 development standards and impose a residential unit cap of 252 units.

**PLANNING COMMISSION RECOMMENDATION:**

To be determined August 28, 2012

**DEPARTMENT COMMENTS:**

The subject property is located between Vargas Road and Frontier Valley Drive, and fronts Frontier Valley Drive beginning approximately 275 feet north of Riverside Drive. The tract abuts Frontier Valley Drive, for a length of approximately 750 feet. Immediately to the south, west and north, the subject tract abuts undeveloped tracts. The northernmost point of the tract is approximately 115 feet from the nearest single-family zoned residence and the existing manufactured housing community is approximately 775 feet north of the northern boundary. The east side of Frontier Valley Drive includes self-storage facilities, an undeveloped lot, and apartments across from the subject tract, as well as condominiums to the south and manufactured housing north of the apartment complex (please refer to attached zoning and aerial maps, Exhibits A and A-1).

The existing zoning for the subtract tract and all adjacent tracts has not changed since approved as part of the Montopolis Neighborhood Plan, adopted in 2001. Per that adopted Neighborhood Plan and its attendant Future Land Use Map, the subject tract is Commercial; however, a Neighborhood Plan Amendment accompanies this zoning request. The parent parcel of this tract was rezoned from I-SF-3 to CS in 1984. A proposed rezoning of the tract to SF-4A residential was approved by the Planning Commission but denied by the City Council in 2011.

The rezoning request is driven by the desire of the owner to develop the property as multifamily residential. Specifically, the property is to be developed with 252 units, which would approximate MF-3 zoning density standards. The adopted East Riverside Corridor Master Plan (ERCMP) has identified this tract as a Neighborhood Residential district, which is to be a transition from existing single family neighborhoods to the more active, urban

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development of the core of East Riverside Drive. Residential units may vary in form, but include smaller-scale multi-family. This specific tract, between Vargas Road and Frontier Valley, was called out in the ERCMP as a transition down to neighborhoods to the north of the corridor planning area. Additionally, the proposed use of this tract as multifamily is consistent with the draft East Riverside Corridor Regulating Plan.

By participating in a competitive tax credit program administered through the Texas Department of Housing & Community Affairs, the owner is proposing to develop affordable multifamily housing that is below market rate. There will likely be a mix of unit types and configurations, and a mix of different levels of affordability. Ultimately, the proposed project would be owned and managed by the Cesar Chavez Foundation. That the residences would be available below market rate is consistent with another of the ERCMP's goals, which is support for the creation of additional affordable housing options.

The property has not been platted or subdivided; however, a land status determination has been made that exempts the property from platting per the "over 5-acre" exemption (see Land Status Determination Exemption Certificate, Exhibit A-3). If the proposed rezoning is approved, as recommended by staff and the Montopolis Neighborhood Plan Contact Team, the next step in development of the property is site planning.

**OTHER CONSIDERATIONS:**

The property is located within the Montopolis Neighborhood Plan area, and the rezoning request is accompanied by a proposed Neighborhood Plan Amendment. The Montopolis Neighborhood Plan Contact Team (MNPCT) supports the plan amendment and rezoning request (please see attached correspondence from Susana Almanza, Chair of MNPCT, Exhibit B-1 and B-2). Other members of the neighborhood are less supportive (please see attached letters of opposition, Exhibits C-1 to C-6).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-NP	Undeveloped
<i>North</i>	MF-3-NP; MH-NP; SF-3-NP	Undeveloped; Manufactured Housing Community
<i>South</i>	CS-MU-NP	Undeveloped; Riverside Drive
<i>East</i>	CS-MU-NP; CS-NP; MF-3-CO-NP	Frontier Valley Drive; Multifamily/Condos, Convenience self-storage; Undeveloped; Multifamily; Manufactured Housing Community
<i>West</i>	CS-MU-NP; SF-3-NP	Undeveloped

**TIA:** Not Required

**WATERSHED:** Carson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

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1/3**NEIGHBORHOOD ORGANIZATIONS:**

Southeast Austin Neighborhood Alliance	189
Crossing Gardenhome Owners Assn. (The)	299
El Concilio, Coalition of Mexican American Neigh. Assn.	477
Austin Neighborhoods Council	511
Montopolis Area Neighborhood Alliance	634
Austin Independent School District	742
Del Valle Independent School District	774
Home Builders Association of Greater Austin	786
PODER People Organized in Defense of Earth & Her Resources	972
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Riverside Meadows Homeowner's Association	1131
Carson Ridge Neighborhood Association	1145
Vargas Neighborhood Association	1179
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Montopolis Neighborhood Plan Contact Team (MNPCT)	1227
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Pleasant Valley	1255
Del Valle Community Coalition	1258
Montopolis Tributary Trail Association	1321
Montopolis Neighborhood Association 2008	1339
Austin Heritage Tree Foundation	1340
Montopolis Community Alliance	1357
SEL Texas	1363

**SCHOOLS:**

Del Valle Independent School District:

Smith Elementary

John P. Ojeda Middle School

Del Valle High School

**CASE HISTORIES:**

There has been no zoning change to this or immediately abutting properties since adoption of the Montopolis Neighborhood Plan in 2001.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-84-310; C14-84-310-RC (this includes subject tract and undeveloped property)	I-SF-3 to MF-3 and CS	Approved; 10/24/1984	Approved; 3/6/1986

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immediately south and north)			
C14-01-0060 (this includes subject tract and undeveloped property immediately south and north)	CS, MF-3 to CS-MU-NP for the first 300' from Riverside Drive; CS-NP and MF-3-NP for remainder of site	Approved; 08/07/2001	Approved; 09/27/2001
(undeveloped property to west)	SF-3 to CS-MU-NP for the first 300' from Riverside Drive; SF-3-NP for remainder of site	Approved; 08/07/2001	Approved; 09/27/2001
(property to east – condominiums)	CS to CS-MU-NP	Approved; 08/07/2001	Approved; 09/27/2001
(property to east – convenience storage)	CS to GR-MU-NP	Approved; 08/07/2001	Approved; 09/27/2001
(property to east – undeveloped)	CS to CS-NP	Approved; 08/07/2001	Approved; 09/27/2001
(property to east – apartments) C14-01-0060	SF-2 to SF-2-NP;	Approved; 08/07/2001	Approved; 09/27/2001
C14-05-0026	SF-2-NP to MF-3-CO-NP	Approved; 04/12/2005	Approved; 08/18/2005

**RELATED CASES:**

The subject tract is unplatted, but a Land Status Determination (C8I-2012-0173) completed on July 25, 2012, found the subject tract to be exempt under the over 5-acre rule.

In 1984 the 10-acre subject tract and its parent parcel were rezoned from I-SF-3 to CS for an approximate 1000-foot deep strip along Riverside and MF-3 for the remaining northern acreage (C-14-84-310). Associated with that rezoning was a restrictive covenant (C14-84-310RC) that created a 1.27-acre, 50-foot deep, no building setback, or buffer, along the north and west corner of the property. Additionally, an approximately 0.19 acre, 5-foot wide strip along Frontier Valley was deeded to the City (as right-of-way dedication) as part of that rezoning.

In 2001 the Montopolis Neighborhood Plan was adopted, and the NP designation was appended to the parcel's base CS and MF-3 zoning (C14-01-0006). The current Future Land Use Map designation on the subject tract is commercial; however, a neighborhood plan amendment to add Neighborhood Mixed Use is also proposed for consideration by the Planning Commission (NPA-2012-0005.01).



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6**STAFF RECOMMENDATION**

C14-2012-0067

**BACKGROUND**

Though identified as commercial use on the Future Land Use Map, a neighborhood plan amendment and proposed SF-4A rezoning were approved by the Planning Commission in 2011. That request was denied by the City Council, in part, because the proposed SF-4A was not thought to have sufficient density for the tract in light of the recently adopted East Riverside Corridor Master Plan (ERCMP). The tract has been zoned with a base CS district since 1984 and remains undeveloped.

**SUMMARY STAFF RECOMMENDATION**

Staff recommendation is to grant General Commercial Services, Mixed Use, Conditional Overlay, Neighborhood Plan (CS-MU-CO-NP) combining district zoning. The conditional overlay would limit the vehicle trips to less than 2,000 per day; it would also limit residential uses to MF-3 development standards and impose a residential unit cap of 252 units.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The existing general commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

The proposed mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The district would allow residential development of a 252-unit multifamily development, which is currently proposed. A conditional overlay would limit residential uses to MF-3 development standards, as well as the 252-unit cap.

This tract is nearby existing residential – manufactured housing, apartments, and condominiums – and adjacent to large undeveloped tracts. The adopted ERCMP envisions this area as one of transition, both along Riverside and away from Riverside. Along Riverside Drive, Frontier Valley lies at a midpoint between potential transit stops at Montopolis and near US Highway 71. Away from Riverside, this area is seen as a transition between the more active Neighborhood Mixed Use along Riverside and the residential neighborhoods to the north. It should be noted the Frontier Valley/Riverside Drive intersection was identified in the adopted ERCMP as a potential secondary stop for light rail/street cars. That intersection was also identified for a potential new traffic signal and improved with crosswalks and pedestrian signals. While the implementation of such infrastructure improvements is uncertain, the current rezoning proposal will permit a use that is compatible with existing uses and anticipated future development(s).

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

If developed as proposed, the multifamily use on this tract would lie between developed higher-density residential already existing on Frontier Valley (condominiums and apartments) and undeveloped areas to the north, west, and south. These undeveloped

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tracts are designated as multifamily, single-family, and commercial mixed use on the current Future Land Use Map; the adopted ERCMP identifies the single-family and commercial areas as Neighborhood Residential (similar to the subject tract) and Neighborhood Mixed Use.

## EXISTING CONDITIONS

### Site Characteristics

The subject property is undeveloped with a mix of small and medium-sized trees and shrubbery. It is relatively flat and there appear to be no significant topographical constraints or environmental features on the site.

### Impervious Cover

The maximum impervious cover allowed under the proposed CS-MU-CO-NP combining zoning district is determined by the watershed regulations described below.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

### Water Quality Control Requirements

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

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- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Transportation**

Additional right-of-way for Frontier Valley Drive may be required at the time of subdivision and/or site plan.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, a conditional overlay shall be executed to limit traffic to less than 2,000 vehicle trips per day [LDC, 25-6-117].

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

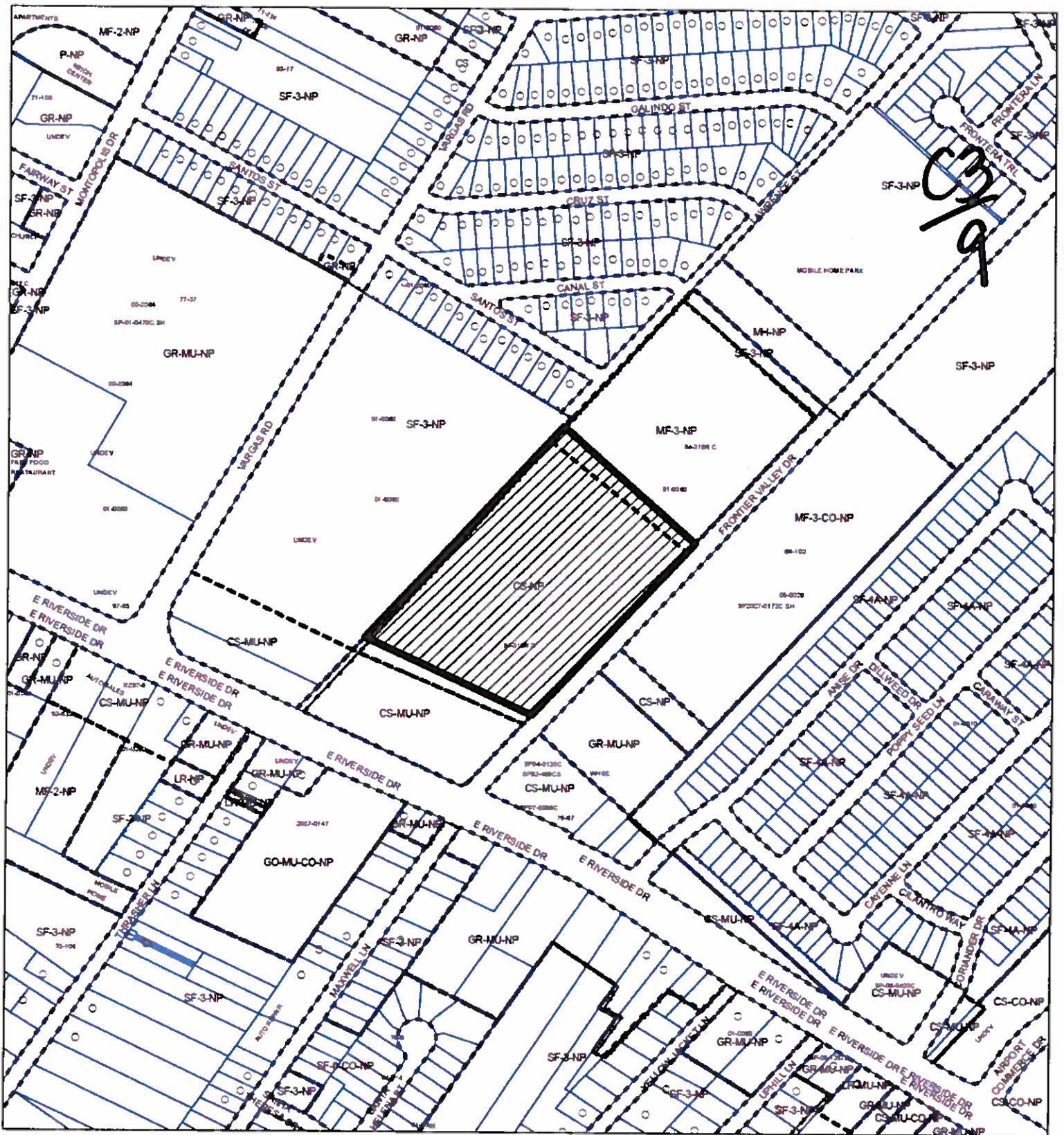
### **Site Plan and Compatibility Standards**

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

This site is located in the Montopolis Neighborhood Plan.

Additional comments may be made when the site plan is submitted.



C14-2012-0067

**ZONING**

ZONING CASE#: C14-2012-0067



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'



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

**Exhibit A**

# C14-2012-0067 / La Estancia Del Rio

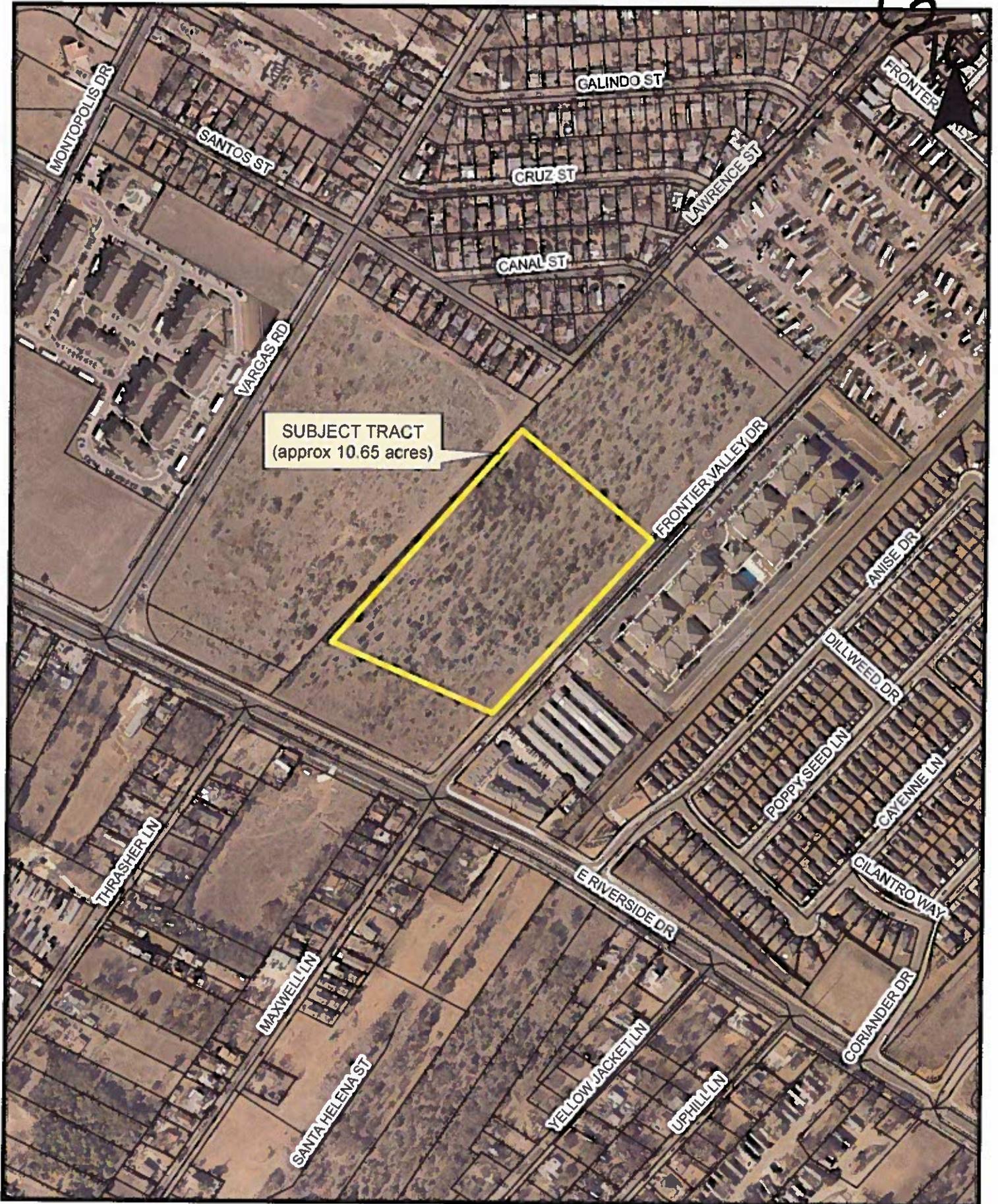


Image Data: 2009

Exhibit A-1

0 200 400 800 Feet

1 inch = 400 feet



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**Planning and Development Review  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**July 25, 2012**

File Number: **C8I-2012-0173**

Address: **1700-1/2 FRONTIER VALLEY DR**

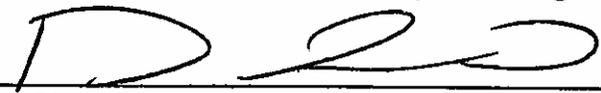
Tax Parcel I.D. # **0309160106 (portion)** Tax Map Date: **09/24/2010**

The Planning and Development Review Department has determined that the property described below and as shown on the attached tax map:

is over five acres consisting of 17.199 acres of land out of the Santiago Del Valle Grant in Travis County, Texas, being a portion of the tract or parcel further described in the deed recorded in Document #2010079698, of the Travis County Deed Records on Jun 4, 2010, and being more particularly described by metes and bounds on "Exhibit A" attached hereto and incorporated herein by reference, is eligible to receive utility service. The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

Note: "Parent" tract of 22.23 acres as described in deed noted above. A separate determination is required for the remainder tract (5.033 acres). See "Exhibit A" (attached) for bearings.

This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

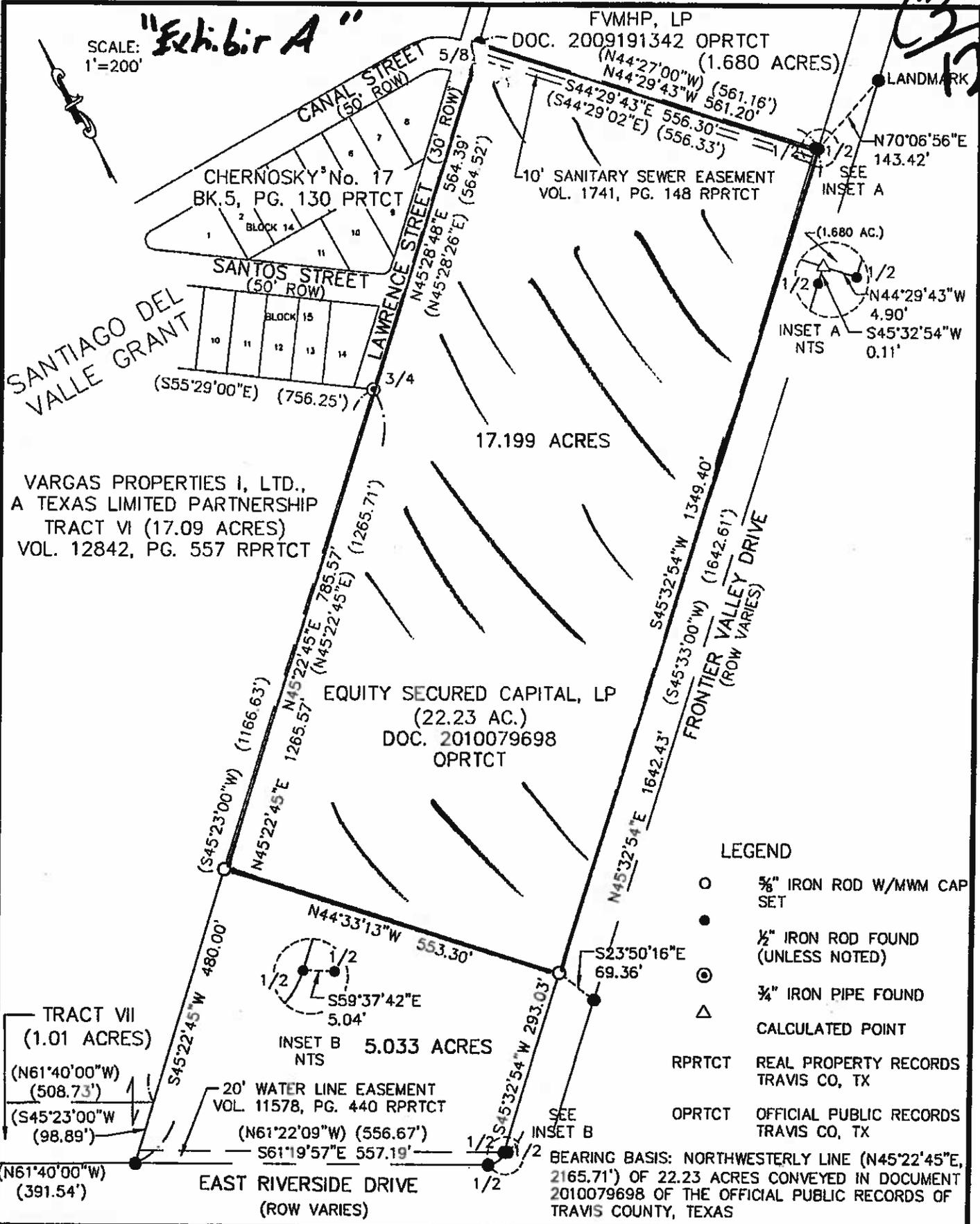
By:   
**Daniel Word, Representative of the Director  
Planning and Development Review**

Map Attachment

SCALE: 1"=200'

**"Exhibit A"**

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**LEGEND**

- 5/8" IRON ROD W/MWM CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- △ CALCULATED POINT
- RPRTCT REAL PROPERTY RECORDS TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS CO, TX

**mwm**  
Design Group

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

**EXHIBIT**  
**Exhibit A-3 Page 2**

DATE: 3 JUL 2012  
JOB NO: 47702  
FILE: 22\_29AC

TRAVIS COUNTY, TEXAS

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Travis Central Appraisal District  
 8314 Cross Park Drive  
 Austin, Texas 78754  
 P.O. Box 149012  
 Internet Address: www.traviscad.org  
 Main Telephone Number (512) 634-6317  
 TDD (512) 634-6328

This map was compiled solely for the use of TCAD. Any errors and omissions. The mapped data does not constitute a legal document. It is necessary to consult a surveyor or other professional for more information. The TCAD makes no claim of accuracy, completeness or liability for any information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

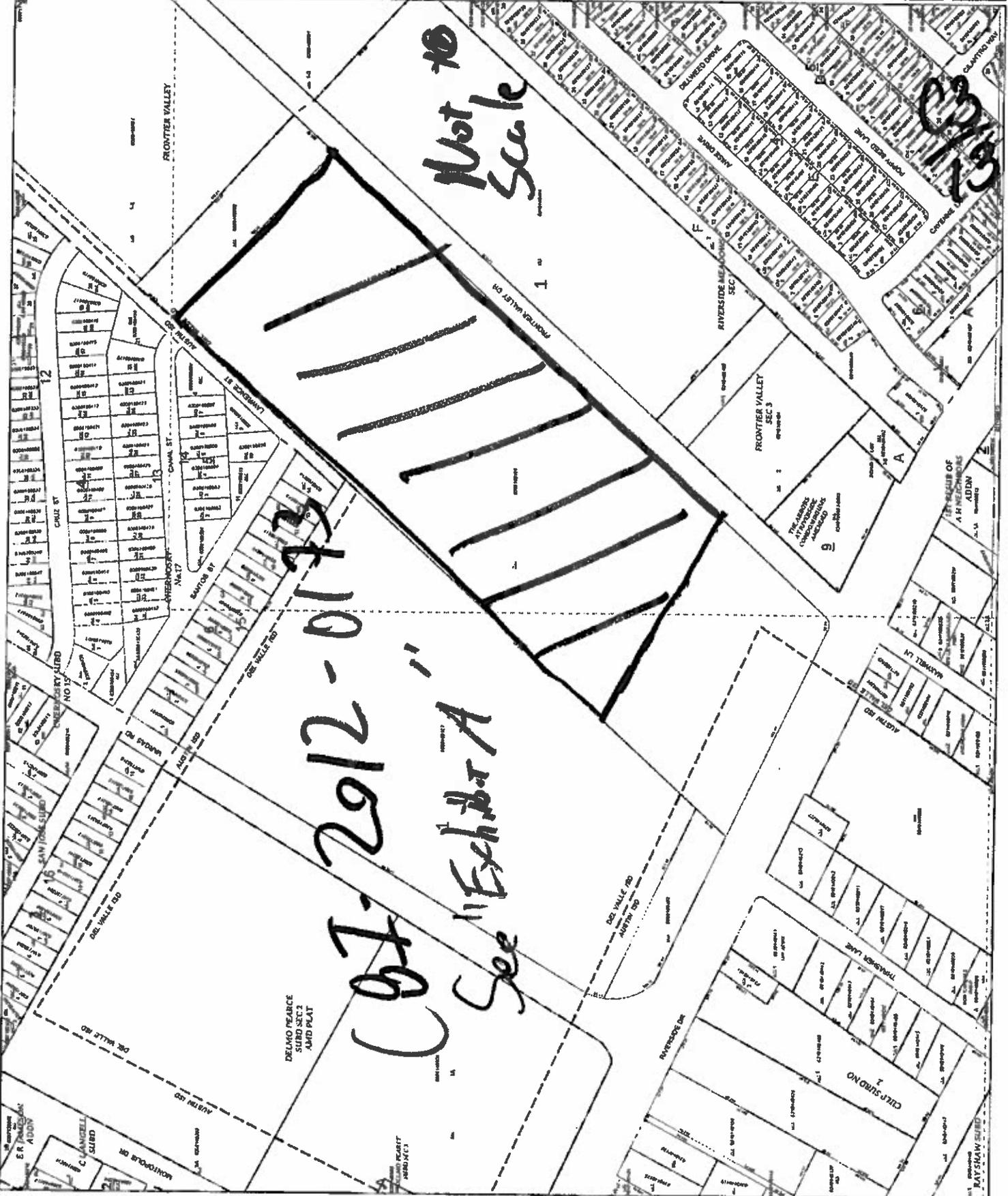
NAD 1983 StatePlane  
 Texas Central FIPS 4203 Feet  
 Projection: Lambert Conformal Conic  
 N  
 100 scale  
 100 scale  
 100 scale

DATE	BY	DESCRIPTION
09/24/2010		REVISION
09/24/2010		REVISION
09/24/2010		REVISION

0 120 Feet

Revision Date  
 9/24/2010

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Montopolis Neighborhood Plan Contact Team

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June 19, 2012

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

RE: 1700 Frontier Valley Rezoning from CS to CS-MU

Dear Ms. Meredith,

The Montopolis Neighborhood Plan Contact Team (MNPCT) held its meeting on June 14<sup>th</sup>, 2012 at Montopolis Recreation Center to review the rezoning of property located at 1700 Frontier Valley. We reviewed and discussed the zoning change for the property located at 1700 Frontier Valley, with a zoning change from CS to CS-MU for 10 acres.

At this meeting, the MNPCT members and other neighborhood members heard and reviewed the presentation by 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 zoning change request on the property at 1700 Frontier Valley. The MNPCT also approved the rezoning of the property to move forward in the out of cycle process. The front portion of the property, which is near Riverside Drive, will remain CS-MU-NP. The 7 acres adjacent to the 10 CS acres will remain zoned MF.

This zoning recommendation is compatible with the Montopolis Neighborhood's Plan Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development.... Action 4: Residential uses are recommended on the remaining undeveloped land where permissible. This zoning request complies with the Montopolis Neighborhood Plan.

Sincerely,  
Susana Almanza  
Susana Almanza  
Chair- Montopolis Neighborhood Contact Team  
1406 Vargas Road  
Austin, TX 78741  
512/472-9921

Cc: Frank Del Castillo, Jr. mwm Design Group

**Montopolis Neighborhood Plan Contact Team**

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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

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**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.

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.

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### **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.

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

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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	

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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	
2012-30703	1/3/12	DATING DISTURBANCE	1705 FRONTIER VALLEY DR	78741	

**From Stefan Wray 8/19/2012**

**Please Add to Case File with the attached Map**

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**1700 1/2 Frontier Valley Drive**

Zoning Case # 2012-063326 ZC

Plan Amendment Case # 2012-063313 NP

Set for Planning Commission August 28 & Council on Sept. 27

Help Us Get Answers on Case # 2012-063326 ZC & Case # 2012-063313 NP scheduled for August 28

Lee Heckman and Maureen Meredith and Planning Commission Members,

There is a growing coalition of opponents to the plans for a 250 unit affordable apartment complex at 1700 1/2 Frontier Valley Rd. We are people who live closest to it and would be most impacted who only learned about a few of the details at the last MNPCT meeting on July 30, which was just 20 days ago.

Since that time we have had two meetings. We are communicating daily on email. We have been conducting research. We have been contacting other neighbors. We have started to circulate petitions. We have reached out to the Planning Commission. One member of the Planning Commission has toured the neighborhood and seen the project site.

We are concerned about traffic both exiting to E. Riverside and through the neighborhood, about the negative multiplier effect of building another affordable apartment complex across the street from another, about the fact that the existing affordable apartment complex already has its share of crime, about the impact this new complex will have on Del Valle ISD, about the lack of connectivity in the project that seems to go against the neighborhood plan and the provisions of the multi use design, about the impact on property values, . . . the list goes on.

C3  
/21

At this time we have a lot more unanswered questions and growing concerns about the project. I am hearing that the majority of concerns and issues that have started to emerge were not addressed at the MNPCT meeting, or if they were then they were glossed over.

Both the Planning Commission member who toured the area as well a staff person in the transportation department who I spoke with last week have suggested that we as a group start to reach out to the owner and applicant about some of our concerns.

We have some very specific questions. For example, it seems that the way the full property has been divided it leaves no choice but to empty all traffic onto Frontier Valley Dr. This is a major concern for us. Yet if divided differently, there could be connectivity to Santos St and there is a possibility for a small corridor out to E. Riverside directly. Why didn't they divide it with this connectivity in mind?

We have found some inspection reports of other Cesar Chavez Foundation reports in Texas that show property exteriors not well cared for. How would the developer guarantee there are sufficient funds to maintain the property over time? (See the photos at the end of this: [http://www.tsahc.org/pdfs/2011\\_AOC\\_Aguila\\_Oaks\\_Report.pdf](http://www.tsahc.org/pdfs/2011_AOC_Aguila_Oaks_Report.pdf))

We would like speak directly with the owner and applicant - in a separate meeting than through the contact team.

I tried initiate this last week. I called the number given to me by staff of the owner, which it turns out is actually just a bank. The owner said that although technically the bank is the one requesting the zoning change they are doing it so the property can be sold.

The owner said the property was in foreclosure.

The owner said he really wasn't the right person to speak with and that we should contact Amelia Lopez of the MWM Design group. I made some attempt to get through the automated messaging system at 453-0767 but found Amelia's voicemail box to be full and no one else answering the phone. I also sent an email to [mwmmail@mwmdesigngroup.com](mailto:mwmmail@mwmdesigngroup.com) and have not heard back.

C3  
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So we are still in the process of trying to connect with MWM Design Group.

But it's my understanding that it is the Cesar Chavez Foundation that is really the group we should be speaking with since apparently they might be ones who will buy the property . . . or something like this.

So do we have to go through the MWM Design group to get to whomever at the Cesar Chavez Foundation would be someone that can answer our questions answered?

Please advise how best we can communicate with whomever is best for us to contact to address our growing list of concerns.

ALSO, we have a number of questions for staff. Some of these are questions about demographics, about the density of affordable housing, about the ratio of apartments to single family, about the ratio of renter to owner, about other housing characteristics in Montopolis, along the E. Riverside corridor, in 78741, and in Austin as a whole.

It seems that the decision to introduce another affordable apartment complex should be done with an understanding of its context and its relationship to the phenomena of affordable apartments as a whole.

There is a concern that there is a greater density of affordability apartments in this area than in other parts of the City and that these apartments are already hotspots for crime and the the City doesn't necessarily have a good grasp or understanding of what is going on in some of these units and that before a decision is made that might create more problems that there should be some effort to address the problems that exist already.

Please advise who on City staff can begin to best answer some of these questions about the existing affordable apartment stock. Who has oversight Who can best speak to some of the data that is available such as the attached map found at [data.austintexas.gov](http://data.austintexas.gov)

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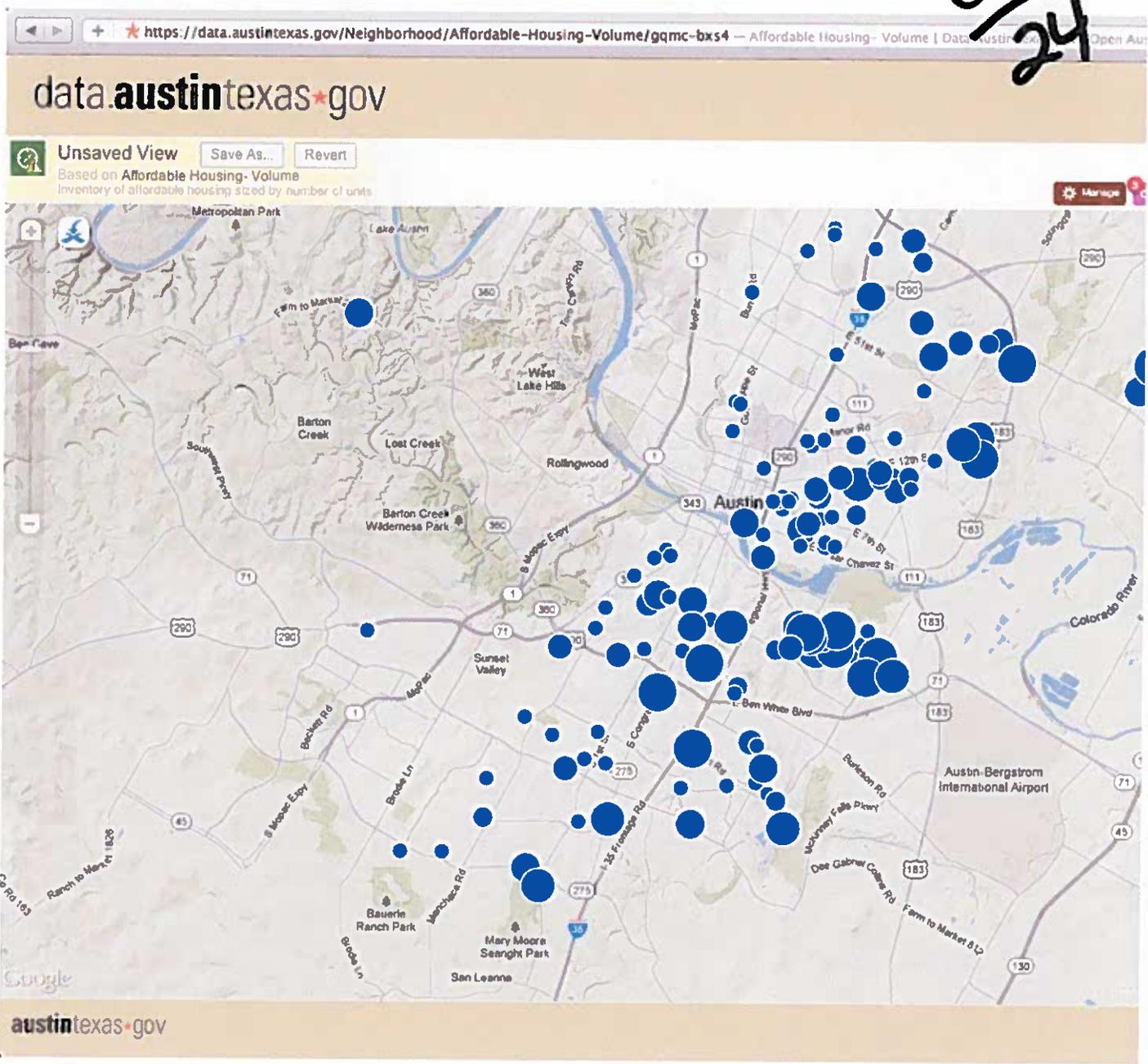
See on the attached map where there are the most and biggest blue circles in the largest clump -- that's along the E. Riverside Drive with the right half of that being Montopolis. Those blue circles represent HUD, TDHCA, AFHC, and other subsidized apartments of varying sizes.

Doesn't it seem that this part of Austin already has its fair share?

Thanks,

Stefan Wray

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From Stefan Wray 8/20/2012

C3  
25

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."

**Exhibit C-1 Addendum**

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/26

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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2

**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)

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

- 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.

From Stefan Wray 8/21/2012

C3  
3/30

COA STAFF: PLEASE ADD QUESTIONS TO CASE FILE

Dear Frank Del Castillo

Please find below a list of questions regarding your request for a neighborhood plan amendment and zoning change on property located at 1700 1/2 Frontier Valley Rd.

Sincerely,

Stefan Wray

Frontier at Montana Resident

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, 2012 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?*

**2) Neighborhood Consultation**

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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 Homepark, 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

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**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**

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?**

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1/33

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 What has ben communicated to DVISD

1700 1/2 Frontier Valley Road, Zoning: C14-2012-0067, NPA Case: NPA-2012-0005.01

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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 traffic 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.

Sincerely,

Kai Jai Conner  
Central Austin Real Estate, LLC  
512/736-8080

C3  
/35

Via email

August 16, 2012

Mr. Lee Heckman:

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.

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.

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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August 15, 2012

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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?

"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 and 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)"

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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  
crharrismooore@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

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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.

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.

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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.

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

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**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?*

**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 Homepark, 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 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*

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*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**

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?