

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0067
La Estancia Del Rio

P.C. DATE: 08/28/2012
09/11/2012

ADDRESS: 1700 1/2 Frontier Valley Drive

AREA: 10.65 acres

OWNER: Equity Secured Capital, L.P.
(Vincent M. DiMare, Jr.)

AGENT: MWM Design Group
(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:

August 28, 2012 – Postponed to September 11, 2012 at the request of neighborhood associations. Motion by Commissioner Hatfield; Second by Commissioner Chimenti; Approved 9-0.

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

C12
2

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 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, labeled as Exhibits "B"). Other members of the neighborhood have been less supportive (please see attached Exhibits labeled "C").

On August 28, 2012 a two-week postponement was granted in order for the applicant and neighborhood residents to continue discussion on the proposed plan amendment and rezoning. Staff attended one recent meeting in which transportation and other concerns were discussed. Staff is also aware of numerous email exchanges and forwarded correspondence among applicant and neighborhood residents. Staff is aware of a number of concerns voiced by some residents; many of these concerns have been communicated to the Commission and City Council. While staff thinks the neighborhood residents can and will speak for themselves on these issues, staff does feel a clarification is warranted on three stated concerns: additional affordable housing, site access/neighborhood connectivity, and impact to the school district.

From the outset, the applicant has told neighborhood residents and staff that the current plan amendment and proposed rezoning is driven by a proposed multifamily project that will be considered "affordable." The project would be developed with State resources and offer below-market rents. Ultimately, the project would be managed by a national foundation. Be that as it may, the zoning principles currently considered by staff do not take into account affordability criteria or ownership status. The land use decision centers on multifamily use.

There has also been discussion about the proposed project and how it connects to the existing roadways (access) and how it might impact connection throughout the

C12/3

neighborhood (i.e., connectivity). As proposed, the multifamily development would take ingress and egress only from the existing Frontier Valley. A traffic impact analysis (TIA) was not required because the expected number of daily vehicle trips generated by the project is less than 2,000, thus under the threshold in which the Land Development Code requires a TIA. Furthermore, the applicant proposed a conditional overlay on the tract that limits the project to no more than 2,000 vehicle trips. Even if the project were to generate 2,000 vehicle trips, that additional number of trips would not put Frontier Valley over capacity.

Consequently, the project can be adequately served by access to and from Frontier Valley and Frontier Valley may continue to adequately serve the neighborhood. A secondary means of access to an adjacent or nearby street, such as Riverside, is not required. Nevertheless, the applicant is proposing to construct a driveway stub out at the southern boundary of the project so that in the future, if the southern commercial acreage is developed with a street or a private driveway, this project might have the opportunity to tie into that street or driveway. While this might involve future relocation of the driveway, it would be an option for additional ingress and egress to the project.

Connectivity, in the context of this proposal, refers to connections through the neighborhood generally, and with regard to the East Riverside Corridor planning effort specifically. The adopted East Riverside Corridor Master Plan envisions future development in which local streets and collectors form a grid-like pattern to facilitate both east-west and north-south connections. In that document, there is a collector street running from east of Frontier Valley to Vargas on the west, and to points beyond; that envisioned collector street bisects this property. Two critical points must be understood. First, the Master Plan's collector street layout is conceptual or illustrative – it does not establish the exact location or alignment of any collector or local street. Second, the East Riverside Corridor Regulating Plan, which implements the Master Plan through the adoption of land use, site development, building design, circulation, connectivity, and streetscape standards, has not been adopted. However, it should be noted if the project is built as proposed, it may impact the potential for the creation of an interconnected street network in that area, as envisioned in the Master Plan.

Therefore, while there may be general agreement about the desire for a collector-level street in this area between Frontier Valley and Vargas, the exact location of that street is undetermined. Moreover, without adoption of the Regulating Plan, there is no regulatory mechanism or legal requirements with which to compel the applicant to participate in that future collector's creation (either through right-of-way dedication or construction).

In sum, while it is obvious that this project, if developed as allowed by this proposed zoning change, will have impacts to traffic in the neighborhood, the project is in compliance with regulatory requirements for access and connectivity at this time. If a rezoning, subdivision or site plan application were submitted for this subject tract after adoption of the Regulating Plan, the question of connectivity would be revisited.

Lastly, the subject tract is within the boundaries of the Del Valle Independent School District (DVISD). A response from the DVISD regarding a proposed 252-unit multifamily project at this location is attached as Exhibit D.

C12
4**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<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**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 Appeals 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

C12
1/5**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 immediately south and north)	I-SF-3 to MF-3 and CS	Approved; 10/24/1984	Approved; 3/6/1986
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

C12
6**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).

The parent parcel underwent an ownership change after the neighborhood plan was adopted. In 2010 and 2011, a neighborhood plan amendment (NPA-2011-0005.11) and rezoning of the subject tract to allow SF-4A zoning (C14-2010-0204) was proposed and subsequently approved by the Planning Commission.

Concurrent with that proposed rezoning, the previously-executed restrictive covenant creating the setback buffer was to be terminated (C14-84-310RCT). The City Council approved termination of the restrictive covenant but denied the SF-4A zoning request.

Consequently, the tract's current base zoning dates from 1984 and has only been modified with the NP designation in 2001.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Frontier Valley Drive	65 feet	38 feet	Collector	1,998

CITY COUNCIL DATE: September 27, 2012**ACTION:****ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:**

CASE MANAGER: Lee Heckman
e-mail address: lee.heckman@austintexas.gov

PHONE: 974-7604

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

C12
8

apartments) and undeveloped areas to the north, west, and south. These undeveloped 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.

C12
/9**Water Quality Control Requirements**

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

- 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.

 $1'' \approx 400'$

ZONING

ZONING CASE#: C14-2012-0067



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



Image Data: 2009

Exhibit A-1

0 100 200 400 Feet

1 inch = 200 feet



C12
12

**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

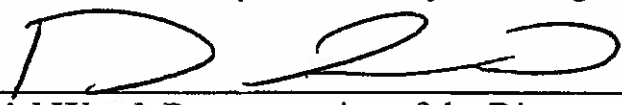
Tax Parcel I.D. # 0309160106 (portion) Tax Map Date: 09/24/2010

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.

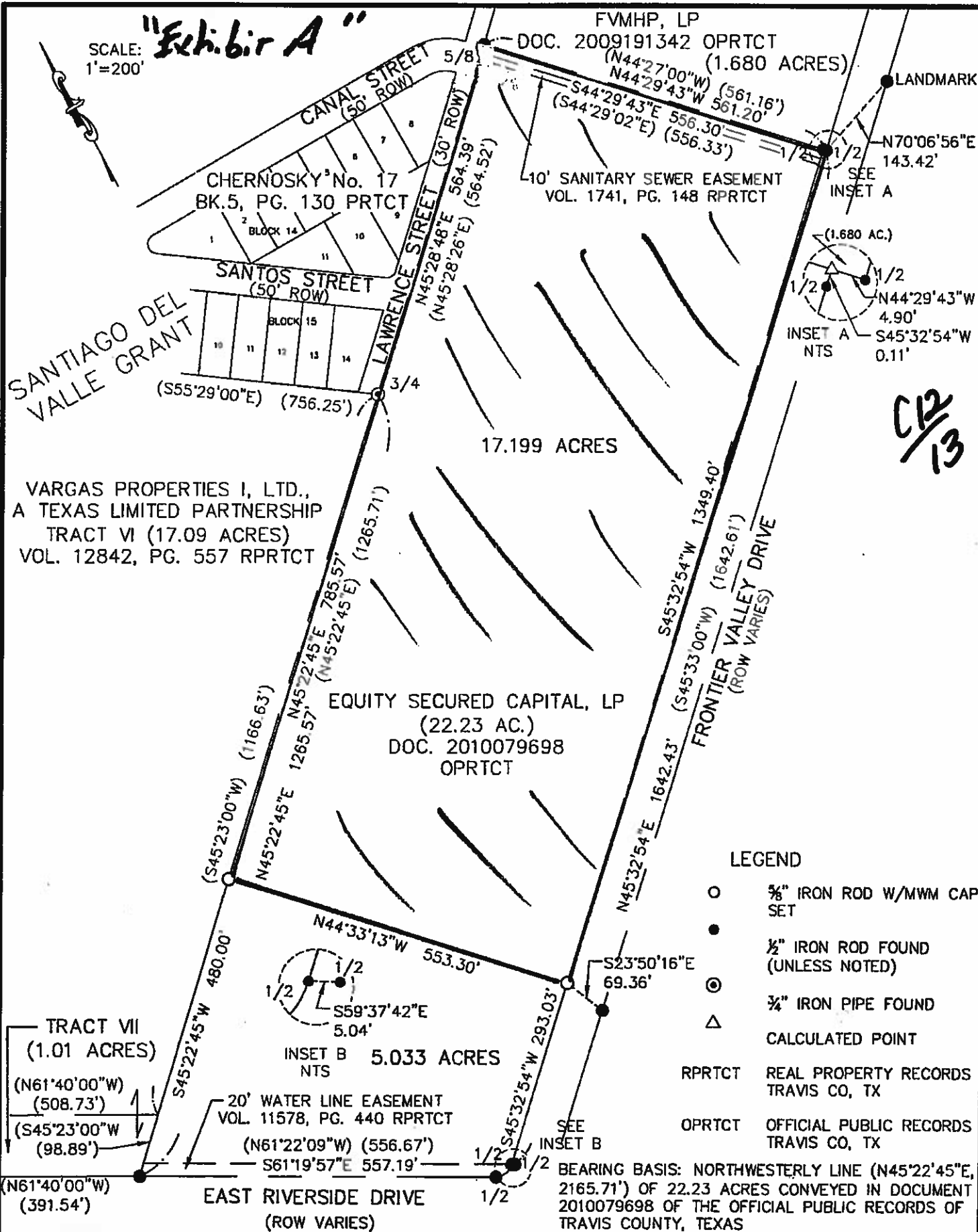
This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

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

Map Attachment

SCALE:
1"=200'

"Exhibit A"



**C12
13**

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

TRAVIS COUNTY, TEXAS

DATE: 3 JUL 2012
JOB NO: 47702
FILE: 22_23AC

1
1 OF 1

Montopolis Neighborhood Plan Contact Team

C12
15

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 it's meeting on June 14th, 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

C12
16

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 30th, 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 14th, 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

C12
12

From: PODER Austin, Texas

Sent: Tuesday, August 28, 2012 12:18 PM

To: Heckman, Lee; Golbabai, Justin; Meredith, Maureen; Guernsey, Greg; Myron Smith

Subject: Montopolis case C14-2012-067 & NPA-2012-0005.01

Hello Planning Staff and Planning Commissioners-

I am writing this letter opposing the request that the above zoning case & FLUM for property located at 1700 1/2 Frontier Valley Drive in Montopolis be postponed. The members who sent the letter to Dora Anguiano on August 24th requesting the postponement are trying to stop and/or delay the possibility of any affordable housing being built in Montopolis. Four of the six people who signed the letter requesting a postponement all live in affordable housing but don't want anymore affordable housing built in Montopolis. All those residents that signed the letter for postponement are new to the Montopolis community, this is not to say that they don't have a voice, but to inform you that they have moved into a low-income and working class community and now are opposed to affordable housing at 50% - 60% MFI.

Also, members of the Frontier at Montana HOA attended the July 30th Meeting held by the City of Austin and the Montopolis Neighborhood Contact Team and were given the opportunity to express their opinion and to take a vote. The vote at the meeting was 22 supporting the above project and 2 against and 2 abstentions. The project listed was approved by the Montopolis Neighborhood Contact Team with members from the Frontier at Montana HOA present.

These individuals asked numerous questions of the applicants and the applicants responded to questions they could. Again, these questions had been asked at the May 21st meeting with the applicants and then given at second opportunity to ask questions on the June 19th, meeting. Of course, many of the questions were not within the scope of the property. Many of the questions were about the Sentora Apartments on Frontier Valley, their tenants and their parking issues; again, not within the scope of the applicants.

These individuals are trying to delay this project in hopes that deadlines for tax credits and other grants will be missed and that the project will go away. They lost the vote at the meetings and now are trying separate maneuvers to stop affordable housing.

If you will check your records you will find that Stefan Wray has opposed all housing development proposed for the Riverside/Frontier Valley intersection. He opposed single family housing and now multi-family housing. It seems any type of affordable housing will impact him and the Frontier at Montana housing area, which is an affordable housing area.

I ask you to let this case move forward. The Montopolis Contact Team, sanctioned by the City of Austin has held several meetings and taken a vote. Please respect the decision of the MNPCT. Thank you,

Susana Almanza, President Montopolis Neighborhood Contact Team

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PODER

P.O. Box 6237

Austin, TX 78762-6237

www.poder-texas.org

Exhibit B-3

September 5th, 2012

Dave Anderson, Chair
City of Austin
Planning Commission &
Planning Commissioners
P O Box 1088
Austin, TX 78767-1088

C12
18

Re: C14-2012-0067 & NPA-2012-0005.01 – 1700 ½ Frontier Valley Drive

Dear Chairman Anderson and Planning Commissioners:

Last night (9/4/2012) the Montopolis Neighborhood Contact Team (MNPCT) members and other residents, which included the individuals that requested the postponement of the case met with MWM Design Group and representatives from the City of Austin. Representing the MWM Design Group were Amelia Lopez and Frank Del Castillo. Representing the City's Transportation Department was Mario Porras; Erica Leak with the East Riverside Corridor Master Plan (ERCMP) and Justin Golbabai with the City of Austin's Planning and Development Review Department.

An Agenda was presented that included the following: 1. Introductions, 2. Purpose of the Meeting, 3. Transportation Connectivity, 4. Response to Questions and 5. Questions & Answers Session. Amelia Lopez announced that the Transportation representatives would have to leave about 6:20 pm and would give the floor for them to answer questions first. Ms. Lopez also stated that the meeting would adjourn at 7 pm. Numerous Montopolis members also had to leave at 7 pm.

Most of the questions were directed at Erica Leak regarding the connector street map in the ERCMP. The individuals who asked for a postponement held a 40 minutes discussion regarding the Riverside Corridor Plan connectivity and light rail. Questions were also asked regarding traffic impact studies, of which Mario Porras responded to. The major request by those asking for the postponement was to try and hold up the project until the ERCMP becomes an ordinance and developers would then have to legally abide by adopted regulations. Erica Leak did explain that at the present time the ERCMP was not adopted and regulations could not be enforced.

Amelia Lopez had a received a list of questions from the postponement group and read each question and responded to each question, where it was appropriate for them (MWM Design) to respond. There was then a short question and answer period.

It is obvious that people who want to make an affordable project go away will never be satisfied with the answers they get. A letter was circulated by the postponement group that made references to wanting **high income residents and if the project was built that only 30% of the children will speak English.** They also associate this project with crime. This project has brought out the insensitivity in people regarding the poor, the working poor and people of color. This project will provide affordable housing at the rate of 50 – 60% MFI, for most working poor the affordable rate is at 30% - 40 % MFI.

We thank the Planning Commission for giving the postponement group yet another opportunity to ask questions. The MNPCT held meetings in May, June and July regarding this project. **We urge the Planning Commission to move forward and hear this case on September 11th, 2012.**

Sincerely,
Susana Almanza
Susana Almanza, President
Montopolis Neighborhood Plan Contact Team

C12
19

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.

C12
20

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). 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.

Sincerely,

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

C12
21

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

92
:22

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

C12
23

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.

Sincerely,

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

C12
24

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,

C12
25

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

August 15, 2012

C12
26

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)"

C12
27

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

C12/28

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.

C12/29

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

Questions for the Applicant

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

C12
30

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***

C12
31

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

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?

C12
32

Monday, August 27, 2012

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 strongly 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 believe that the Montopolis Neighborhood Plan Contact Teams and City Staffs 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 on the existing infrastructure within the area. Furthermore, the likely impact on Frontier at Montana, a 70+ household subdivision developed by the Austin Housing Finance Corporation has not been fully studied.

For the reasons below, I do not support these zoning changes and implore you to recommend that Austin City Council deny these two cases.

Safety of our children.

There are only two arterial ways to enter and exit my neighborhood (the Frontier at Montana subdivision), from E. Riverside Drive/Frontier Valley and Montana Street. Currently, our residents have a high number of automobiles, trucks, and motorcycles driving fast on our streets where children play. By adding another housing development to this area the traffic and safety concerns will only increase.

There is already a significant and undesirable amount of traffic through our community. There are too many cars that drive too fast. We have requested traffic calming for the safety of our children but no solutions have been determined.

There is already congestion at the intersection of Frontier Valley Dr. and E. Riverside Dr. where at times drivers have long waits to turn across 5 lanes of traffic. There is no traffic light or pedestrian cross walk to facilitate safely passage.

If this case is approved, the increased congestion at E. Riverside Dr. will add longer wait times and make it more dangerous to exit and enter our neighborhood from

C12
33

this direction. Over time this will even become more of a problem as the E. Riverside Dr. corridor is developed.

The proposed development at 1700 1/2 Frontier Valley Dr. has the entry/exit points planned for Frontier Valley Dr. only. This would mean an increase in the number of cars traveling to and from work, school, etc. on Frontier Valley Dr to either E. Riverside Drive or through my neighborhood. In turn, this housing development would generate more automobiles, trucks, and motorcycles driving fast through our neighborhood. I believe this would negatively impact Frontier at Montana residents. I urge to to encourage the Austin City Council to deny these two cases.

Thank you,

Donna Del Bello

Frontier at Montana Resident

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0067

Contact: Lee Heckman, 512-974-7604

Public Hearing: Planning Commission, Aug 28, 2012
City Council, Sep 27, 2012

Your Name (please print) Richard Berns

Your address(es) affected by this application 6500 E Riverside Dr 78741

☐ I am in favor
☒ I object

Signature [Signature]

Date 8/23/12

Daytime Telephone: 3287774

Case # C14-2012-0067

I strongly oppose the 'affordable housing' request. There is enough affordable housing on Frontier Valley. If this request is allowed, traffic will increase (no light at Frontier Valley and E Riverside Dr); an element of crime will be increased to the area (it is well documented that affordable housing increases crime to the area); property values will decrease. We have worked very hard to deliver a good product to the neighborhood, The Arbors at Riverside Condominiums. The value of these homes will certainly decrease if this request is allowed. A lot of these homes were sold because there was so much hype to the 'new and improved' Riverside Dr. If this is to become the boulevard the City has talked about for pedestrians, home owner and investors, this request must be denied. I strongly oppose this zoning requested by the Applicant THE ARBORS AT RIVERSIDE, LLC

Richard Berns

[Signature]

P. O. Box 1088

Austin, TX 78767-8810

From Stefan Wray 8/19/2012
Please Add to Case File with the attached Map

C12
35

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.

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)

C12
36

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 and have not heard back.

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?

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.

C12/3x

Stefan Wray



C12/38

From Stefan Wray 8/20/2012

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."

C12
/39

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



C12/40

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

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

C12
43

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

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***

C12
44

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 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

C12
45

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? What has been communicated to DVISD?*

C12/46

-----Original Message-----

From: Caitlin Harris Moore
Sent: Friday, August 24, 2012 3:59 PM
To: Anguiano, Dora
Subject: request for postponement

Dora Anguiano,

I am sending this request on behalf of various Montopolis area neighborhood groups. As residents and property owners in this area, we have been working together to address issues that will impact the neighborhoods if the zoning case (2012-063326 ZC) is approved. A community meeting was held on July 30th, this was the first opportunity for the majority of the residents to ask questions and to discuss options for this zoning case. Since that date, we have met with many stakeholders involved in this case and have a multitude of unanswered questions. The developer has agreed to answer these questions but, we do not feel there is enough time between now and the planning commission meeting (Tuesday August 28th) to do so.

We ask to be granted a 30 day postponement on this case to give the developer ample time to answer our questions and to start a dialogue of negotiations.

Thank you for your consideration,

Caitlin Harris Moore
President
Frontier at Montana HOA

Stefan Wray
Member
Frontier at Montana HOA

Anthony Golden
Committee Chair - Safety and Security
Frontier at Montana HOA

Delwin Goss
President
Montopolis Community Alliance (M.C.A.)
Vice President
C.L.A.S.P. Citizen Lead Austin Safety Partnership

Kai Jai Conner
Arbors Condominiums

Rhonna Robles
Arbors Condominiums

Rae Wallace
Manager
Frontier Valley Mobile Home Park

C12
47

From: Margaret Malangalila
Sent: Monday, August 27, 2012 6:21 PM
To: [Commissioners] Meredith, Maureen
Subject: Opposed

Hello,

I know you are hearing from many of my neighbors but I would also like to state I am opposed to this new low-income housing. Traffic is already a nightmare. I live on Frontier Valley so I will be affected by this traffic daily. Furthermore this will effect the value of my home.

Thank you in advance for your time and consideration.

Sincerely,

Osmundy & Maggie Malangalila

C12
48

From: Kai Jai Conner
Sent: Thursday, August 30, 2012 1:07 AM
To: Meredith, Maureen; [Commissioners]; Heckman, Lee
Subject: RE: Zoning Case File Attachment

-Thank you for your time and attention last night at the planning commission meeting. Our neighborhood appreciates the postponement for the zoning change decision, although i think you should be aware that although mwm design group took the time to meet with us and hear our concerns, we have not heard a word from them since. We asked them for some very specific action items including:

- additional ingress and egress and connectivity to arterial street, particularly to riverside;
- a security guard on their premises to supplement the already strapped apd;
- additional flooding mitigation;
- a mechanism for keeping cars from parking on the street;
- a mix of incomes in tenants to encourage diversity in the neighborhood, not just low income;
- a mix of rental and ownership, currently we have 83% rentals and what we would like to encourage is ownership;
- some kind of dialogue with the del valle independent school district, which will absorb approximately 500 students from this apartment complex alone, mwm has yet to contact them AT ALL;
- a traffic light at riverside and frontier valley? after all, their complex will add 1,600 car trips per day to our already busy street -- not just cars but lots of bikes, pedestrians, and kids;

We have heard not one word from them. We are willing to meet with them again on tuesday 9/4 but are definitely wondering why? seems like a replay of last friday, no new information. maybe just meeting to meet? they say they're willing to talk to us but...

the other point i'd like to address is some of the demographic data that was thrown out at the meeting last night being WAY OFF. 78741, riverside/montopolis, is 62.1% hispanic -- not 80% as was quoted last night. Whites are 31.4% of the resident population, NOT 10% as was quoted last night, and blacks are just .07%. If the contact team for this area is to represent the neighborhood, they are going to have to acknowledge real information, not what used to be or what they want to be or that which is not true. The demographics of this area are CHANGING and have been changing for 10 years -- that's the point of the east riverside corridor master plan. if this area was going to stay primarily mexican american, i guarantee the amli complex would not have been built, the lake shore project wouldn't be going in, and i highly doubt that the milestone project has been sold primarily to mexican americans, some probably, but not primarily -- and certainly not exclusively. The ERC plan aims for diversity -- we need more diversity in race, income, education level. if we continue to move in low income / affordable housing, we will never achieve diversity, we will attract and encourage more of the same. NOT exactly what the ERC plan promises. and i take offense at some of the slurs thrown my way: primarily that i don't support affordable housing -- i LIVE in affordable housing and most of the people i know in this area do. our condos are \$111,900-119,900: affordable by anyone's definition. and encouraging home ownership in the riverside corridor is a basic tenet of the ERC plan, which we all support. does the city still support it and stand behind it? are they still willing to work toward the promises of the ERC?

C12
49

I would be open to working with MWM Design on this project --
they are the ones that do seem to have provided lip service but don't really
care what we think. they seem to be doing things for how it looks, not because they are truly
open to negotiation and working with the neighborhood on our concerns.
after all, the arbors at riverside is ACROSS THE STREET --
we are IMPACTED. we got the notice about the july 30th meeting, that was all. i just feel some
kind of 'fast one' is being
pulled on us. like this deal is being railroaded through -- and it, in its current form, will bring our
neighborhood DOWN not
make it better and more valuable. you all have the power to either help or hinder our
neighborhood -- you can lift it up or you can push it down. please feel free to call me for any
further information, i hope you'll make the right decision. I truly do appreciate all the time and
attention you've spent on this matter.

Kai Jai Conner

C12/50

From: Stefan Wray
Sent: Tuesday, September 04, 2012 8:11 AM
To: Heckman, Lee; Meredith, Maureen; Rusthoven, Jerry; [Commissioners]
Subject: Fwd: La Estancia del Rio and the East Riverside Corridor Plan

Email sent to Cesar Chavez Foundation.

Begin forwarded message:

From: Stefan Wray
Subject: La Estancia del Rio and the East Riverside Corridor Plan
Date: August 31, 2012 5:27:21 PM CDT
To: [Cesar Chavez Foundation]
Cc: Erica Leak; [Commission Chair]; Greg Guernsey; Frank Del Castillo; Amelia Lopez
To: Alfredo Izmajtovich, Executive Vice President, Cesar Chavez Foundation
From: Stefan Wray
Re: La Estancia del Rio and the East Riverside Corridor Plan
Date: August 31 2012
Cc: Erica Leak, COA Planning
Dave Anderson, Planning Commission Chair
Greg Guernsey, Director Planning Department
Frank Del Castillo, MWM Design Group
Amelia Lopez, MWM Design Group

Dear Alfredo Izmajtovich,

I've been speaking with staff in the City's Planning Department in regards to your development plan for 1700 1/2 Frontier Valley Drive and how it could impact the goals of the East Riverside Corridor Plan which has been in the works since 2010.

At this time there is a East Riverside Corridor Plan Master Plan and a draft ordinance. Until the draft ordinance becomes an actual ordinance City staff can only recommend and not require adoption of its provisions.

One of the ways the ERCMP implements connectivity is the creation of new street grids integrating with existing streets through a combination of collector and local streets.

C12
51

Please go to the ERCMP page on the City's web site:

<http://austintexas.gov/page/east-riverside-corridor-master-plan>

Under Adopted East Riverside Master Plan, click on Executive Summary, and go to page xii

Please take a look at the **Street Network Improvement map** and the part near Frontier Valley Dr. and E. Riverside.

On that map there is a "potential connector street" about 650 to 675 feet north of and parallel to E. Riverside Drive that cuts from Frontier Valley Dr to Vargas. This connector street basically bisects the tract you are wanting get rezoned.

The conceptual map also shows local streets that parallel Frontier Valley Dr and that bisect the front 5 acres on E Riverside and that also follow the western property boundary.

Based on my understanding of your development plan at this time, it seems that your project in its current form would remove the possibility of this type of street grid on your tract.

I'm not sure to what extent you considered your development project in relation to the proposed ERCMP, but it is something that neighbors are beginning to address and it will be the lead topic of a meeting on Sept. 4. See below announcement.

It would be good if MWM Design can have some answers regarding your position at the meeting.

There are definitely Planning Commission members and Council Members who are very supportive of the ERC Plan who will very likely vote against a zoning request if it becomes abundantly clear that it would restrict or impede the connectivity provisions in this area.

Don't know if this is something your team investigated well when you did your feasibility assessment for this project over the last year or so.

I learned today that the omission of reference to the connectivity provisions might have been an oversight on COA staff's recommendations in the case file. They did use the ERCMP as a way to back up the two leading arguments and basis for zoning change. But they didn't extend that same framework of analysis to traffic and connectivity.

But this will all come out at the Sept. 11 Planning Commission meeting.

I don't mean to be rude, but this might be a good time to reevaluate whether it is cost effective to continue pursuing this project.

C12
52

I'm not so sure your advisors on the ground here have read the political landscape properly.

You may have gained some initial support from the neighborhood contact team. But I spoke with someone today who attended the July 30 meeting and a previous one who said that at those meetings you couldn't really say that this project was "vetted" or critically analyzed.

Now it is.

Sincerely,

Stefan Wray

Hello Montopolis Residents,

On August 28 residents of Frontier at Montana, Arbor Condos, and from other parts of Montopolis were successful in asking the Planning Commission to postpone for two weeks its vote on a zoning change for property at 1700 1/2 Frontier Valley Drive. If the zoning change is approved, the developer plans to build 252 subsidized rental apartment units with 485 parking spaces with access only onto Frontier Valley Dr. This would be directly across the street from Santora Villas, with 192 subsidized rental apartment units. This will impact neighbors who use Frontier Valley Dr. with a considerable amount of added car traffic. With a total of 444 subsidized apartment units clustered on Frontier Valley Dr, it would perhaps be the densest concentrations in the entire city. Although adding affordable housing is consistent with the East Riverside Corridor plan, this amount of density may not be consistent with new goals the City is developing for "geographic dispersion" of affordable housing.

The Planning Commission on August 28 heard our arguments that there had been defects in the planning process specifically around notification. Although there were meetings of the Montopolis Neighborhood Plan Contact Team in May and in June about this project, no one could tell from the agenda items that it was about the same piece of property and notifications did not reach many people.

The vast majority of people in Montopolis only started to learn about this zoning case on or after July 30. And some residents most impacted by this development who live along or near the Frontier Valley Dr corridor only had a first meeting with the developer's agent on August 21.

For these reasons, the Planning Commission agreed to a two week postponement. The item will be on the **Planning Commission's agenda on Tuesday, September 11 at 6 pm at City Hall**. Parking is available downstairs. **All who have concerns about this zoning case are urged to attend.**

In addition another public meeting has been set for September 4.

C12
53

This is the City's invite:

The applicants of the 1700 1/2 Frontier Valley neighborhood plan amendment and zoning case will be available to meet with interested persons about the 1700 1/2 Frontier Valley Dr. proposal at **6:00 pm, on Tuesday, September 4th at the Montopolis Neighborhood Recreation Center, 1200 Montopolis** Dr. City staff will be available at the beginning of the meeting to answer questions about current connectivity requirements and future potential connectivity requirements proposed in the draft East Riverside Corridor Regulating Plan. Feel free to forward this invitation to others. Anyone interested in the project is invited to attend. Erica Leak, Principal Planner URBAN DESIGN City of Austin | Planning and Development Review Department 505 Barton Springs Road | 8th floor | Austin TX | 78704

To review the backup material for this zoning case, go to http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

And click on the PDFs for La Estancia del Rio

Understanding and Questioning COA Staff Recommendations

It is worth reading the backup materials for La Estancia del Rio to understand why City staff is recommending the project. Look at page 6 of the PDF called "La Estancia del Rio rezoning" under the section called BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES).

For their 2 main points, they refer to the "adopted ERCMP" -- which means the adopted East Riverside Corridor Master Plan.

But when it comes to transportation issues -- which really means dealing with additional streets and roads -- all the staff recommendations say is that the developer agrees no more than 2000 car trips per day and no traffic impact analysis is required.

Why doesn't COA staff also refer to the adopted ERCMP and draft ERC ordinance to address what is the vision for the street network and whether the proposed use would be compatible with that street network?

Go to this ERCMP page on the City's web site:

<http://austintexas.gov/page/east-riverside-corridor-master-plan>

Under Adopted East Riverside Master Plan, click on Executive Summary, and go to page xii

Take a look at the **Street Network Improvement map** and the part near Frontier Valley Dr. and E. Riverside.

C12
54

On the property being considered for rezoning, it shows a potential collector street north of and parallel to E. Riverside Dr. between Frontier Valley Dr. and Vargas. Plus 2 more potential local streets from that collector street to E. Riverside drive.

If the property is rezoned and if the zoning is tied to a conditional overlay to require compliance with the ERCMP street connectivity recommendations then this could force any developer to have to build out those streets (NOT driveways) to E. Riverside Drive.

And this would go a long way to prevent all that new traffic from being dumped onto Frontier Valley Drive and it would make it possible to realize this street grid on that property.

If the developer builds a large complex with its own internal streets but is not required to plan for future connectivity to the western tract of land, or south to E. Riverside, or if what they create to exit onto Frontier Valley Dr are just driveways and not through streets, then they will effectively block the implementation of the ERC street grid in this part of the corridor.

None of this analysis was in the City's recommendation.

- Stefan Wray

C12/55

From: Stefan Wray

Sent: Tuesday, September 04, 2012 8:13 AM

To: Heckman, Lee; Meredith, Maureen; Rusthoven, Jerry; [Commissioners]

Subject: Fwd: Staff Recommendation Counter To East River Corridor Master Plan

Important for next Tuesday's Planning Commission

Begin forwarded message:

From: Stefan Wray

Subject: Staff Recommendation Counter To East River Corridor Master Plan

Date: September 1, 2012 10:31:30 AM CDT

To: Greg Guernsey

Cc: Marc Ott; Sue Edwards; Erica Leak; [Mayor and Councilmembers]

To: Greg Guernsey, Director, Planning Development and Review Department

From: Stefan Wray

Re: COA Staff Recommendation Counter To East River Corridor Master Plan

Case: C14-2012-0067, La Estancia del Rio rezoning

Cc: Sue Edwards, Assistant City Manager

Marc Ott, City Manager

Erica Leak, Principal Planner

City Council

Greg Guernsey,

If the East Riverside Corridor Master Plan is to be used as a basis for Planning Staff's recommendation on a zoning case, it seems that it should be all encompassing and address both positive and negative aspects of the proposed zoning, or the ERCMP should not be used at all and staff should just wait until the ordinance passes.

In this instance, density is being lauded. but there is no discussion of commensurate infrastructure.

This is in regards to "La Estancia del Rio" a Zoning and Neighborhood Plan Amendment case rescheduled for the Planning Commission on September 11.

Please review page 6 of the PDF called "La Estancia del Rio rezoning" under the section called BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES). (PDF is on the Planning Commission agenda for Sept 11)

C12/56

In it, staff uses the East Riverside Corridor Master Plan as their framework of analysis and concludes that the proposed development meets both the ERCMP's density and affordability goals.

However, completely absent from the staff recommendation is any mention of the ERCMP connectivity goals and the impact that the proposed development would have on the grid of collector and local streets proposed for that tract and the tract adjacent to the west.

Please refer to the Street Network Improvement map on page xii in the Executive Summary of the Adopted East Riverside Master Plan.

The proposed development for this tract in the zoning case calls for driveways, not streets, only accessing Frontier Valley Dr.

I spoke with Erica Leak who concurred that if the proposed development goes through as now planned that it would effectively remove the option of having this Street Network on this tract and very much impede that option on the tract to the west.

I have learned that when the ERC Ordinance passes Council that there will be a requirement for a collector street that is parallel to and about 650 feet north of E. Riverside Dr.

The collector street would basically bisect from the portion of the tract the applicant wants to re-zone and build on.

Whether the applicant is aware of this near future requirement and whether the applicant is attempting to get a re-zoning and plan on the ground prior to the ordinance's passage is not clear to me.

But if the ERCMP is a goal and directive of City Council and if City Staff are working diligently to refine and improve the draft ordinance to prepare it for Council to vote on, it makes sense that the Staff Recommendation for a zoning case within the ERC would be all inclusive in its analysis and not just reference the ERCMP to support arguments that favor the zoning.

The Planning Commission relies a lot on what Staff says in its recommendations. This is especially true now when there are actually 4 new people on the commission who are still learning the process.

It is not too late to remedy this. The Planning Commission is on September 11, so there is time.

If the Staff recommendation is going to hang its argument in favor of the re-zoning it needs to add some language that warns the commission and council that whereas the proposed development is consistent with several ERCMP goals that is inconsistent with another.

C12
1/57

Staff should be recommending that the commission and council will need to weigh these goals against one another and decide whether achieving the density and affordability goals on this tract are more important at this time than likely losing the connectivity goal OR whether all of those goals are important and despite being good for density and affordability the zoning should not be approved because of negative consequences for connectivity.

None of that nuance is in the case file. And without that in the document, and without it being in the staff presentation at the Planning Commission it then becomes hard to enter that into the conversation and ultimate decision.

Do staff recommendations on zoning cases ever get updated or edited or even changed to a negative? This might be one of those times when it makes sense to do so.

Thanks,

Stefan Wray

-----Original Message-----

From: Stefan Wray

Sent: Tuesday, September 04, 2012 10:33 PM

To: Heckman, Lee; Meredith, Maureen; Rusthoven, Jerry; [Commissioners]

Subject: Report on Montopolis Meeting

Dear Planning Commission,

Tuesday, Sept. 4, from 6:00 to 7:30 there was a meeting at Montopolis Recreation Center where first City staff including Erica Leak, Principal Planner on the East Riverside Corridor Master Plan and two others spoke and answered questions, followed by Frank Del Castillo and Amelia Lopez of MWM Design.

This was all in regards to the zoning and neighborhood plan amendment cases for 1700 1/2 Frontier Valley Dr.

Erica Leak said that if the project is built as planned, that the collector street across that tract shown on the ERCMP could not be built. She said that it "would not entirely kill connectivity" but it would definitely have an impact.

Frank Del Castillo said the only change, or concession, to the traffic concerns was that the developer would agree to a stub on the south part of the property that might some day connect to E. Riverside Dr.

MWM Design gave answers to written questions supplied by Stefan Wray days before the August 21 meeting. But Frank Del Castillo of MWM said that he had misplaced the follow up questions from the August 21 meeting itself. And didn't answer other questions written after then.

C12/58

Several of the answers were non-answers that they either deemed as not relevant or outside the scope of the project -- according to them.

MWM did not want to address who initiated this development project or how it came into being. Said that was not relevant.

MWM said anything about the current owner and the foreclosure was all confidential

MWM addressed the question about whether the developer had considered that there were already TDHCA apartment complexes in the close proximity by stating that a good market analysis had been conducted.

MWM skirted the question about crime statistics at Santora Villas and the other TDHCA apartment complex nearby. Said that if there is good management then there will not be the same level of crime problems.

There was one question from the floor about property tax. Frank first said CCF would pay property taxes. Then he said CCF would pay at a reduced rate. Then he said he didn't know the rate.

MWM Design seems to now be very well aware that if the ERCMP becomes ordinance - which Erica Leak said could be before Council in November - that they would have to dramatically change their project because the connector street would be required.

But Frank said that the developer is not trying to move this project through quickly because of concern about getting a zoning change before the ERC rules change. He said it was because of financial reasons - that he could not state.

There was little time for further questions at the end as a Montopolis resident named Angelica Noyola began a rant crime statistics, that many were aware of and that took time away from the point of the meeting. This resulted in any additional questions being answered.

What's interesting is that when I spoke to the Executive VP of the Cesar Chavez Foundation, he said that the City was thwarting them in being able to put access out to E. Riverside.

But now we are hearing that CCF only is buying the 17 acres and the 5 acres at the frontage of E. Riverside will remain with the current owner.

It is their choice to only buy the 17.

Regardless of the names of the organizations involved with this deal -- they are both out of town developers coming in at the last minute before a City planning process has a chance to come to the end.

If you support the zoning request you will be shooting down a provision of the ERCMP just a few months before it becomes the rule.

- Stefan Wray

C12/59

From: Kai Jai Conner

Sent: Wednesday, September 05, 2012 1:00 PM

To: Heckman, Lee; Meredith, Maureen; Rusthoven, Jerry; [Commissioners]

Cc: 'Stefan Wray'; 'Caitlin Harris Moore'; 'A Golden'; 'Mayra Briones'; 'Rhonna Robles'

Subject: FW: Report on Montopolis Meeting

Dear Planning Commission,

I want to thank you for the two-week delay that you granted at the Planning Commission meeting of August 28th on the proposed zoning change at 1700 1/2 Frontier Valley. The delay was granted to allow the neighbors to work with MWM Designs to address some of our concerns regarding 252 low income apartment units at Riverside and Frontier Valley. The neighbors first raised our concerns in a meeting with MWM on Friday, August 24th, before the Planning Commission meeting. None of our concerns had been addressed prior to the Planning Commission meeting, nor were they addressed during the meeting. For this reason, the neighbors requested, and were graciously granted, a two-week delay until September 11th. Frank Del Castillo, MWM Design, pulled the Stefan Wray and the president of the Frontera Montana HOA, Caitlin Harris-Moore, aside after the Planning Commission meeting and scheduled a follow-up meeting with us for September 4th. Somehow that meeting morphed into the City, the contact team, and the entire neighborhood. So, last night, Tuesday, Sept. 4 th at 6:00 p.m., we met at the Montopolis Recreation Center. City staff including Erica Leak, Principal Planner on the East Riverside Corridor Master Plan and two other City staff were gracious enough to be there and spoke and answered questions, followed by Frank Del Castillo and Amelia Lopez of MWM Design.

One of our major concerns are the addition of 'collector streets' that Erica Leak has recommended AFTER YEARS OF STUDY and in her professional and well-respected opinion for both tracts of land fronting on Riverside between Vargas and Frontier Valley. If this SITE PLAN is approved prior to the adoption of the East Riverside Corridor Plan (that she has spent YEARS working on and could go to City Council in November) the collector street across the two tracts shown on the ERCMP could not be required by the City to be built. She stated last night that it "would not entirely kill connectivity" but it would definitely have a negative impact. The owner of the adjacent tract, the Vargas family in Houston, is committed to the ERC plan and believes that the connectivity issue is VERY important.

Frank Del Castillo said that the developer would agree to a stub on the south part of the property that might some day connect to East Riverside Drive rather than dumping all 1,600 cars per day onto Frontier Valley. A bone, but a lame one. Does nothing to facilitate the connectivity from Vargas to Frontier Valley that we were concerned about. It doesn't do anything to address the 1,600 cars coming in and out every day from the proposed project. The chances of a future buyer of the 5 acres fronting Riverside granting access to low income apartments through their retail property is nil to zero. So it's just a moot point, it means nothing.

C12
60

MWM Design gave answers to written questions supplied by Stefan Wray days before the August 24th meeting. But Frank Del Castillo of MWM said that he had misplaced the follow up questions from the August 24th meeting itself so we didn't get our questions answered or our concerns addressed -- he lost our questions and concerns from that meeting! So I'm not sure if that was productive meeting time, again another moot point. These have turned into unilateral conversations, us expressing concerns and them listening.

Most of their answers last night were to questions that they deemed as not relevant or were subjects outside their purview.

MWM claims that a market analysis had been conducted for low-income apartments in this location, and they someone probably did but with 19% of the existing low-income rental property in the City being in 78741 already, we still prefer to promote some sort of diversity in income, employment, and age, and we still, for the health of our community, want to promote ownership.

MWM skirted the question about crime statistics at Santora Villas and the other TDHCA apartment complex nearby, saying that if there is good management then there will not be the same level of crime problems. I have met with Santora Villas within the last couple of weeks and I think they are doing the very best that they can with what they are working with. They are a thoughtful and professional group of apartment management people that have been in this field for a long time. They have a tough job and they are working hard on it. I think it's insulting of MWM Designs to insinuate that crime is somehow the fault of the management company, no management company wants that, for the neighborhood or their residents.

The neighbors are still very concerned about property taxes that this project will or will not pay, and frankly, the City should be too. This is how the City pays for additional services that will be necessary to serve the new residents and the new property. At an estimated value of \$8 million, their share at 2.2% would equal \$176,000 per year, money that could be used for another police officer in Montopolis, more temporary buildings in Del Valle ISD, revitalizing the ball field over at Felix that is closed due to lack of funds to maintain, or any of the ongoing expenses or projects in Montopolis. MWM claimed that CCF would pay property taxes, then that CCF would pay at a reduced rate. No conclusive answer given on this concern, but I think it'd be VERY important to the City to find out FOR SURE. In fact, it should be a determining factor as to whether or not this project serves the neighborhood and ultimately the City.

MWM Design seems to now be very well aware that if the ERCMP becomes ordinance - which Erica Leak said could be before Council in November - that they would have to dramatically change their project because the connector street would be required. But they don't go as far as to say that they're RUSHING this project so they don't have to do it, which they clearly are.

The Cesar Chavez Foundation has conveyed to Stefan Wray that the City is thwarting the effort to gain ingress and/or egress to East Riverside, but Erica Leak assured us last night that that is not the case at all. New information last night, to us anyway, was that CCF is only buying the 17 acres at the back of the tract and that the 5 acres fronting East Riverside Drive will remain

C12
61

with the current owner , who I guess has not been approached regarding right of way to the back 17 acres. Amelia Lopez insisted last night that it was IMPOSSIBLE to secure this right of way.

After the meeting last night, I honestly feel that the things that unite the different groups in the neighborhood are stronger than the things that divide us. Susanna and I agree that the neighborhood worked REALLY HARD on the KB deal of a year ago: they wanted home ownership and WE DO TOO. She and I agreed to work on revitalizing the ball field over at Felix, my group pledged its support and we will work together to make our neighborhood BETTER for all that live here. They invited us to their movie night this Friday! I think everyone just needs to be heard, which last night's meeting somewhat accomplished. But what it didn't accomplish was for MWM Designs to address any of our concerns. We still are very concerned about:

Water/Wastewater and Flooding;

Police Manpower & Crime;

Affect on Del Valle schools - they have not been contacted by MWM when last I spoke with them, although Amelia Lopez did mention last night that they had written a letter to Planning Commission?

Traffic and Parking on the Street - so far, they haven't done a traffic study and I didn't hear anything last night offering to do one, they claim that they're 400 trips under the 'estimated' number of car trips;

Real Estate Values and Property Taxes - we all pay a full boat, we think they should too, they're going to cost our neighborhood money;

Retail Services and Sales Tax - what can we hope to attract with a preponderance of low income housing?

I think the various groups in the neighborhood are willing to work together to make our neighborhood a stronger, more vital place to live and work. We need the Planning Commission and the City Council to get on board and help us make it happen. Fulfill the promises cited in the East Riverside Corridor Plan, many of us invested in this neighborhood based on those promises. The HOA President at Frontera Montana has a meeting this week with Susana Almanza of the Neighborhood Contact Team and I honestly believe they will find common ground to work toward this goal. Now is the time: walk the walk. We are behind you, we believe in you, we look to you for leadership and guidance. Please feel free to contact me at any time for questions or clarification to this (lengthy) letter.

Sincerely,

Kai Jai Conner

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62

C12
63

Del Valle Independent School District
Construction and Planning Department
2404 Shapard Lane
Del Valle Texas 78617
(512) 386-3124
Fax (512) 386-5631
"Whatever it Takes"

MEMORANDUM

TO: City of Austin Planning and Development **attn:** Lee Heckman
FROM: William W. Myers II
DATE: 8/22/2012
SUBJECT: 1700 ½ Frontier Valley Drive

Mr. Heckman,

Thank you for forwarding the information on the proposed Frontier Valley rezoning. Currently all of our elementary schools are at or very near capacity, so any additional housing units will have an educational impact on the district. We will review attendance boundaries next spring and it may become necessary to zone some neighborhoods in that area away from nearby schools to those on the outer edge of the district. Developers need to be aware of this so that they do not give out incorrect or misleading information to potential tenants.

Do you have any forecast of completion timelines on this project you can share?

Thanks again for the information,

William W. Myers II
Office 386-3124 Fax 386-5631
Mobile 748-6598