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1**ZONING CHANGE REVIEW SHEET****CASE:** C14-2014-0070 / Brown-Valdez**P.C. DATE:** June 24, 2014**ADDRESS:** 2309 Montopolis Drive**AREA:** 1.00 acre (approx.)**NEIGHBORHOOD PLAN AREA:** Montopolis Neighborhood**OWNER:** Simon Brown-Valdez and Ronaldo Brown-Valdez**APPLICANT:** Simon Brown-Valdez and Ronaldo Brown-Valdez**ZONING FROM:** SF-3-NP; Family Residence – Neighborhood Plan**ZONING TO:** SF-5-NP; Urban Family Residence – Neighborhood Plan**SUMMARY STAFF RECOMMENDATION:**

To grant SF-5-NP; Urban Family Residence – Neighborhood Plan, combining district zoning, with the condition that the following civic uses shall be prohibited by means of a conditional overlay: club or lodge, college and university facilities, communication service facilities, community events, community recreation (public and private), cultural services, day care services (all sizes), and primary and secondary education facilities (private and public).

**PLANNING COMMISSION RECOMMENDATION:**

To be considered June 24, 2014

**DEPARTMENT COMMENTS:**

This site is located on the east side of Montopolis Drive approximately 1500' south of Riverside Drive, just north of the Montopolis/Carson Ridge intersection (see Exhibits A). It is composed of 2 parcels, each of which has single-family residential uses. A stand of trees separates the existing residences, one of which takes access from Montopolis and the other to Carson Ridge by means of an existing driveway across an undeveloped lot.

Multifamily residential abuts the property to the north, while a series of duplex residential and undeveloped lots abut the property to the south. Larger lot single-family residential abuts the property on the east. Across Montopolis Drive, on a large tract zoned ERC (Neighborhood Mixed Use), signage indicates residential coming soon (an approved site plan, SP-2012-0413C, indicates 156 residential condominium units in a series of multistory buildings).

The request is driven by the stated desire to redevelop the property with additional residential units. Located between multifamily to the north, and duplexes to the south, this redevelopment with additional housing is proposed as a textbook example of residential infill.

Correspondence from stakeholders regarding the application has been attached (see Exhibit C).

**ABUTTING STREETS & TRANSIT:**

Street Name	ROW Width	Pavement Width	Classification	Bicycle Route/Plan	Bus	Sidewalks
Montopolis	65 feet	50 feet	City Collector	Yes (Rte. 65)	Yes	Yes

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Drive				Shared Lane; Bike Lane Rec'd)	(within ¼ mile)	
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**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	SF-3-NP	Single-family residential
North	ERC (NMU)	Multi-family residential
East	SF-3-NP	Single-family residential
South	SF-3-NP	Duplex residential; undeveloped
West	ERC (NMU)	Undeveloped (residential proposed)

**TIA:** Not Required**WATERSHED:** Country Club East and Carson Creek (both Suburban)**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ASSOCIATIONS & COMMUNITY ORGANIZATIONS:**

COMMUNITY REGISTRY NAME	COMMUNITY REGISTRY ID
Southeast Austin Neighborhood Alliance	189
Crossing Garden Home Owners Association	299
Austin Neighborhoods Council	511
Montopolis Area Neighborhood Alliance	634
Austin Independent School District	742
East Riverside/Oltorf Neighborhood Plan Contact Team	763
Del Valle Independent School District	774
Riverside Farms Road Neighborhood Assn.	934
PODER	972
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Carson Ridge Neighborhood Association	1145
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Montopolis Neighborhood Plan Contact Team	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	1339
Austin Heritage Tree Foundation	1340
Montopolis Neighborhood Association	1357
SEL Texas	1363
Montopolis Neighborhood Association – El Concilio	1394

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Preservation Austin  
Friends of the Emma Barrientos MACC

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1447

**SCHOOLS:**

Del Valle Independent School District:

Smith Elementary

John P. Ojeda Middle School

Del Valle High School

**ZONING CASE HISTORIES FOR THIS TRACT:**

This property has been within the full purpose city limits since at least December 1951. Other than the neighborhood plan combining district zoning added in 2001, there is no rezoning application on record.

**ZONING CASE HISTORIES IN THE AREA:**

In addition to individual rezonings listed below, the Montopolis Neighborhood Plan (C14-01-0060) was adopted September 2001, and appended existing zoning districts with the NP designation while changing the base district and appending on others. Properties on the west side of Montopolis Drive are covered with the Pleasant Valley Neighborhood Plan, adopted in November 2006 (C14-05-0113).

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
<b>EAST of MONTOPOLIS (south to north)</b>			
2800 Block Montopolis C14-00-2046	LI to MF-2	Recommended; 05/09/2000	Approved MF-2 on 1 <sup>st</sup> Reading; Expired
2801 Montopolis C14-85-117	Interim SF-2 to LI, as amended	Denied CS; 07/02/1985; Recommended LI w/conditions; 08/06/1985	Approved; 02/27/1986 (RC limits certain uses; lists site dev. standards)
2801 Montopolis (portion) C14-2013-0141	LI-NP to P-NP	Recommended; 01/14/2014	Approved; 02/13/2014
Montopolis at Grove C14-86-108			
6503 Carson Ridge C14-2009-0092	CS-NP to GR- MU-CO-NP	Recommended; 10/13/2009	Approved; 01/28/2010 (CO limits to 1500 vtd)
6300-6503 Carson Ridge C14-85-287	SF-3 to CS	Dismissed; 11/17/1987	Dismissed; 12/3/1987
Carson Ridge at Thrasher C14-2011-0169;	LI-NP & CS-NP to LI-MU-NP & CS-MU-NP	Recommend CS-MU- NP; 02/28/2012	Approved CS-MU-NP; 04/05/2012
C14-79-074RCT; & C14-79-285RCT	RC req'd PDA for industrial use; limited use to promotion,	Recommend termination; 02/28/2012	Approved termination; 04/05/2012

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	sales or lease of mobile or modular homes		
Montopolis at Carson Ridge C14-2009-0092	CS-NP to CS-MU-NP	Recommended GR-MU-CO-NP; 10/13/2009	Approved GR-MU-CO-NP 01/28/2010 (CO limits to 1500 vtd; RC references NTA)
2209 Maxwell C14-2011-0158	SF-3-NP to SF-6-NP	Recommended; 01/24/2012	Approved; 03/22/2008 (RC provides ped access point)
2713-2517 Montopolis (approx.. 40 acres) C14-78-220	Interim "A" 1 <sup>st</sup> H&A to "DL" Light Industrial 1 <sup>st</sup> H&A		Approved; 04/05/1979
2201 Montopolis C14-00-2264	LO to MF-3	Recommended; 02/27/2001	Approved MF-3-CO; 03/29/2001 (CO limits to 312 units)
Montopolis and East Riverside C14-2012-0112	East Riverside Corridor Regulating Plan	Recommended; 10/23/2012	Approved; 05/09/2013
Riverside at Vargas & Thrasher C14-2013-0110	ERC (Neighborhood Residential to Corridor Mixed Use)	Indefinite Postponement; 04/22/2014	Indefinite Postponement; 05/15/2014
<b>WEST of MONTOPOLIS (south to north)</b>			
3004 Montopolis C14-00-2265	SF-2 to CS	Recommended GR-CO; 01/23/2001	Approved GR-CO; 03/01/2001(CO limits vtd to less than 2000)
3000 Montopolis C14-05-0111.06	SF-2 to CS	Recommended; 01/10/2006	Approved; 01/26/2006
2706 Montopolis (COA Substation) C14-90-0041	"MI" Major Industry to P	Recommended; 09/11/1990	Approved; 10/04/1990
2700 Montopolis (approx. 100 acres) C14-78-010	Interim "A" 1 <sup>st</sup> H&A to "D" Industrial 1 <sup>st</sup> and 3 <sup>rd</sup> H&A	Recommended	Approved; 03/02/1978
Systems Control Center (COA) 2500 Montopolis C14-2009-0018	LI-NP to P-CO-NP	Recommended P-CO-NP; 09/22/2009	Approved P-CO-NP; 10/15/2009 (CO limits certain uses)
5901-6229 Riverside C14-01-0059 (SH)	46 acres: LI-PDA, SF-2, & SF-3 to GR-MU-CO; 3 acres: LI-PDA, SF-2 & SF-3 to RR	Recommended; 06/26/2001	Approved; 08/30/2001 (CO requires TIA compliance)
Montopolis and East Riverside	East Riverside Corridor	Recommended; 10/23/2012	Approved; 05/09/2013

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C14-2012-0112	Regulating Plan		
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**CITY COUNCIL DATE:**

Scheduled for public hearing on August 7, 2014

**CITY COUNCIL ACTION:****ORDINANCE READINGS:**1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Lee Heckman

e-mail address: lee.heckman@austintexas.gov

**PHONE:** 974-7604

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## **SUMMARY STAFF RECOMMENDATION**

### **BACKGROUND**

The current base zoning is family residence (SF-3), which is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The proposed base zoning is Urban Family Residence (SF-5) district, which is intended for moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

### **BASIS FOR RECOMMENDATION**

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

***Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***

This is another classic case of residential infill next to existing residential uses. The recommended zoning will allow additional residential uses on a property surrounded by residential uses. The surrounding residential is a mix of duplexes (to the south), multifamily (to the north), single-family (to the east), and future single-family style residential (to the west).

The proposed SF-5 zoning, when developed as condominiums, is limited to a maximum of 10 residential units. Given the configuration of this 1-acre property (narrow and long), open space, and space per unit requirements, it is unknown if this maximum number is feasible. Even if this number is achievable, resulting in a density of about 10 units per acre, it would be far less intense than the existing multifamily to the north (280 units at a density of 18.6 units per acre). This would be an appropriate transition to the 8 existing duplexes to the south (at a density of 8.93 units per acre), or the 10 planned duplexes (at a density of 9.2 units per acre).

SF-5 with its 10 unit maximum on this tract is also in line with the residential condominium approved for construction across Montopolis Drive, which is proposed to have 156 residential units (at a gross site density of approximately 9.2 units per acre). The tract for that condo project is bisected by Country Club East Creek, and because of associated setbacks, floodplain, and drainage easements on the property, the actual buildable acreage results in a density that is significantly higher (at 15.1 units per acre). Lastly, SF-5 and its cap of 10 units provides a lower intensity transition, and a more appropriate one, to the existing single-family residential to the east than would a higher density SF-6 or multifamily zoning.

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Further, as noted in the purpose statement above, SF-5 site development standards are such that they maintain single family neighborhood characteristics and may be used as a transition between a single family and multifamily residential use.

***Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner;***

***Granting a request for zoning should result in an equal treatment of similarly situated properties; and***

***Granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.***

These principles are related, if one considers the site in the context of the neighborhood, and the site in the context of a growing and redeveloping Austin. If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. Indeed, one of the primary mechanisms for achieving compact growth will be development, or redevelopment, of tracts such as this.

That this tract is located on a roadway that may, in the future, have dedicated bike lanes furthers the connectivity goals of this recently adopted IACP. Bike lanes along Montopolis (Route 65) would parallel those anticipated on Grove (Route 63), and connect with several neighborhood east-west routes. Likewise, bus service at Montopolis and Riverside is a relatively short distance away.

If Austin is to develop a diversity of housing types and choices under the policy of creating complete communities that recognize diverse financial and lifestyle needs, then this type of residential infill is an appropriate addition in this and other neighborhoods. At the same time, the style of development allowed in SF-5 may further the IACP's goal of family-friendly communities in which existing neighborhood character is protected while providing diversity and options in both building style and price points.

In the broader city-wide context, SF-5 is a reasonable option for parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, duplex, two-family, townhouse, or condominium residential use in the district follows development standards that maintain single family neighborhood characteristics. Since SF-5 zoning is considered appropriate for infill, it would be supported by staff for similarly situated properties elsewhere in the city, or even elsewhere in this neighborhood, all other things being equal.

Site-specific contextual variables will, of course, factor in to any staff recommendation. In the local context, the subject tract abuts already zoned and developed single-family, duplex, and multifamily residences. It should be noted that SF-5 zoning, if developed for condominium use - as is the proposal here - must be a minimum of 300 feet from other condo sites in an SF-5 zoning district. The same proximity requirement applies to townhouse use of and SF-5 site.

Granting SF-5 zoning to this subject tract hardly sets an undesirable precedent or inevitable pattern for other properties in this neighborhood. Spacing requirements, and the fact that an SF-5 tract is limited to 10 residential condo or townhouse units, ensures that there will be no domino effect. If granted, the zoning would result in treating this property the same as similarly-situated

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tracts have been treated elsewhere in the City, would not set an undesirable precedent, and in fact, would serve the public need for additional housing and housing options.

***Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and***

***The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.***

This property is covered by the adopted Montopolis Neighborhood Plan. That document's Future Land Use Map (FLUM) designates this property "single-family" residential. Unlike subsequent neighborhood plans, this 2001 neighborhood plan did not differentiate between density levels on single-family land use (e.g., higher-density single-family). As such, the proposed rezoning to SF-5 is consistent with the FLUM and a neighborhood plan amendment is not required.

It is further thought that the IACP, generally, and specifically as regards housing policies, would support this residential development. One of the overall goals of the Plan is to achieve complete communities across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. The IACP notes that development will happen not just along corridors and centers, but in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas.

This is such a site. In addition, the IACP depicts this area as near or within the boundaries of a Town Center. These centers are envisioned as offering a variety of housing types, including 3-story homes, duplexes, townhouses or row houses. While the final style and design of the condominiums is unknown at this time, the proposal is aligned with the diversity of housing types supported by the IACP.

In addition, the Montopolis Neighborhood Plan lists several objectives and action items related to residential development, redevelopment, and the preservation of existing residences. As relates to the current proposal, one objective cites the creation of multiple housing types of varied intensities. This objective was implemented with the Plan's inclusion of small lot amnesty, garage apartment, cottage lot, and urban home infill options. The objective itself follows from the goal of creating homes for all stages of life within Montopolis.

Detached residential condominiums, as are proposed for this SF-5 project, are not for everyone. But they do provide an alternative to those who wish to downsize, those who may no longer want the responsibility of yard and other household maintenance, or those who may be purchasing their first home. An SF-5 condominium project on this site would satisfy the goals and objectives of both the Imagine Austin and Montopolis Neighborhood Plans.



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## EXISTING SITE CHARACTERISTICS AND REVIEW COMMENTS

### Site Characteristics

This site is located on the east side of Montopolis Drive approximately 1500' south of Riverside Drive, just north of the Montopolis/Carson Ridge intersection. It is composed of 2 parcels, each of which has residential uses. A stand of trees separates the existing residences, one of which takes access from Montopolis and the other to Carson Ridge by means of an existing driveway across an undeveloped lot.

Other than the stand of trees, which may or may not include protected trees, there are no known environmental constraints to redevelopment. The site slopes from east to west, with an average slope of approximately 7% (see Exhibit A-3). The eastern third of the site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones; as such, redevelopment will likely not be impacted by regulations for land uses, height limits, or other hazard limitations.

### PDRD Comprehensive Planning Review (05/07/2014) (KF)

This zoning case is located on the east side of Montopolis Drive and is situated on a lot that is approximately 1 acre in size and contains a house and other buildings. This project is located within the boundaries of the Montopolis Neighborhood Planning Area. Surrounding land uses includes a large sized apartment complex to the north, single family houses to the south and east, and vacant land to the west. The proposed use is a townhouse/condo project.

### Montopolis Neighborhood Plan

The Montopolis Future Land Use Map classifies this portion of Montopolis Drive as single family. For all plans adopted prior to January 2002 (the Montopolis Plan was adopted in 2001), zones SF-5 and SF-6 are permitted in the "Single Family" land use designation. The following goal, objections and actions are taken from the Montopolis Plan.

#### Goal 2: Create Homes for all Stages of Life within Montopolis. (p 14)

##### Objective 4: Enhance and protect existing single family housing.

- **Action 12:** Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis
- **Action 13:** Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built.
- **Action 14:** Preserve Single Family zoning in the interior of South Montopolis.

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

Based on the goal, objectives and actions above, this project appears to be supported by the Montopolis Neighborhood Plan because it promotes new housing of varied intensities.

### Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being partially within the boundaries of a **Town Center**. These centers will have a variety of housing types. The buildings found in a town center will range in

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size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. The following policies are relevant to this case:

- **N P1.** Create complete neighborhoods across Austin that have a **mix of housing types** and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.
- **HN P1.** Distribute a **variety of housing types** throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

#### Conclusion:

The Growth Concept Map, and policies found in both the Montopolis Neighborhood Plan and Imagine Austin supports a mix of housing types, and based on the above staff believes that this housing project promotes the Imagine Austin Comprehensive Plan.

#### PDRD Environmental Review (05/19/2014) MM)

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club East and Carson Creek Watersheds of the Colorado River Basin, which are both classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. 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 Gross Site Area</i>	<i>% of Gross Site Area 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 512-974-1876. 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.

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6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **PDRD Site Plan Review (05/07/2014) (DG)**

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#### Site Plan Review of Zoning Application

1. Site plans will be required for any new development other than single-family or duplex residential.
2. Any new residential development will be subject to Residential Design and Compatibility Standards (Subchapter F).
3. Proposed development of condominium residential use under an SF-5 zoning district is not subject to compatibility requirements triggered by adjacent residential uses (Subchapter C, Article 10).
4. At least 3500 square feet of site area is required for each condominium.
5. If the sites are condominium with fewer than 10 units, open space requirements shall be in compliance with LDC 25-2-776.G (Private personal Open Space. If 10 or more units are developed, then open space requirements of Subchapter E, Section 2.7 (Private Common Open Space and Pedestrian Amenities) are applicable.
6. The proposed development is subject to Ordinance No. 010927-28 that established the Montopolis Neighborhood Plan combining district.
7. Additional design regulations will be enforced at the time a site plan is submitted.

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12**PDRD Transportation Review (05/07/2014) (BG)**

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1. No additional right-of-way is needed at this time.
2. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: Montopolis.
3. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
4. Existing Street Characteristics:

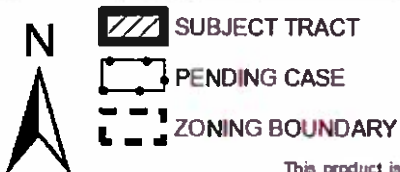
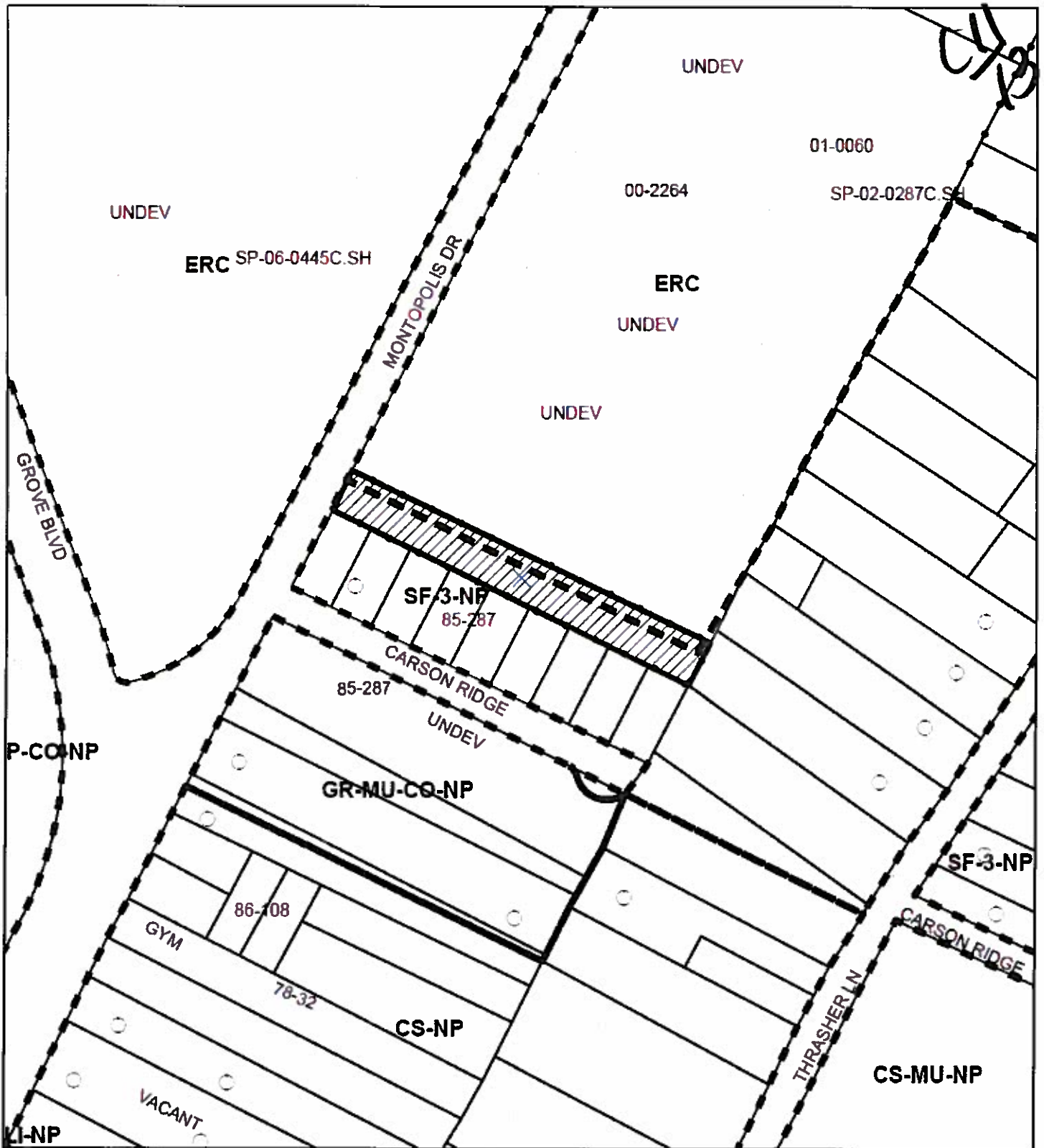
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Montopolis	65'	50'	City Collector	Yes	Yes	Yes within ¼ mile

5. The plan complies with all applicable transportation requirements.

**Water Utility Review (05/07/2014) (NK)**

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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, water or wastewater easements, 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 and suitability for operation and maintenance. 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.



**ZONING CASE**  
C14-2014-0070

1" = 200'

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 – Zoning Map





Aerial: 2012-01

**Exhibit A-1**  
**Aerial & Zoning**

0 100 200 400 Feet  
1 inch = 200 feet

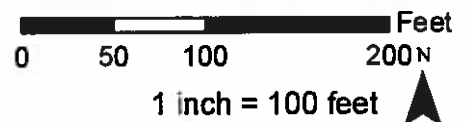


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Aerial: 2012-01

**Exhibit A-2  
Aerial & Zoning**

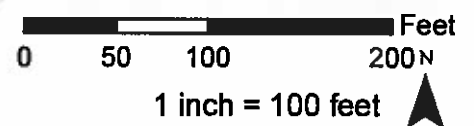






Aerial: 2012-01

**Exhibit A-3  
Contours**





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

From: Dr. Fred McGhee

Sent: Saturday, May 17, 2014 3:00 PM

To: Heckman, Lee

Subject: Zoning Case C14-2014-0070, 2309 Montopolis Drive and 6500 Carson Ridge

Dear Mr. Heckman,

The Carson Ridge NA does not support changing the zoning of 2309 Montopolis Drive and 6500 Carson Ridge from SF-3 to SF-6 and will oppose this request via a valid petition if necessary.

While we are generally supportive of development in our region of the Montopolis neighborhood, the area character that was established in 2004 when the City of Austin permitted the Lofts at Carson Ridge as one of the city's first Smart Housing developments is decidedly SF-3 and not SF-6. We can support the installation of duplexes similar to the Lofts at Carson Ridge; these would be in keeping with the area character and the desire of our membership, several of whom have families with small children.

Moreover, the infrastructure of this part of Montopolis can not yet accommodate development at a SF-6 level of intensity. There are lots further south along Montopolis Drive that are vacant that would be far better suited for SF-6 type development. We would support such development.

We would also like to inform the applicant that he should have chosen to work with our association before deciding to de-vegetate his lots. His operation caused impacts along Carson Ridge, environmental impacts, traffic impacts, and was disrespectful of present residents.

Lastly, the zoning case map we were sent shows that the area to the north of 2309 as "UNDEV." That area is not undeveloped; it is the current location of the Towne Vista Section 8 housing development.

Regards,

flm

President, Carson Ridge NA  
Past President, Carson Ridge HOA  
(512) 275-6027

**Exhibit C**