



MEMORANDUM

TO: Mayor and City Council

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: November 17, 2014

SUBJECT: City Council hearing date November 20, 2014
Agenda Item # 143: NPA-2014-0005.02 – 1007 & 1011 Montopolis Drive
(a.k.a. PRJ Development)
Agenda Item #144: C14-2014-0127 – 1007 & 1011 Montopolis Drive (a.k.a.
PRJ Development)

The Planning and Development Review Department has received a postponement request from Susana Almanza, representing PODER, who requests a postponement of the above cases to the December 11, 2014 City Council hearing date. Please see the attached letter.

If you need additional information, please contact the plan amendment case manager, Maureen Meredith, at (512) 974-2695 or at maureen.meredith@austintexas.gov or the zoning case manager, Lee Heckman at (512) 974-7604 or at lee.heckman@austintexas.gov.

Greg Guernsey, Director
Planning and Development Review Department

Attachments: Susana Almanza's letter (2 pages)
Plan Amendment and Zoning Maps (2 pages)

x: Marc Ott, City Manager
Sue Edwards Assistant City Manager

From: PODER Austin, Texas
Sent: Sunday, November 16, 2014 9:47 PM
To: Heckman, Lee; Meredith, Maureen
Subject: Postponement of Case C-14-2014-0127 & NPA-2014-0005.02, 1007 & 1011 Montopolis Dr.

The Montopolis Neighborhood Contact Team is requesting a postponement of Case C-14-2014-0127 & NPA-2014-0005.02 from November 20th until December 11, 2014 Austin City Council meeting.

This is the first request by the Montopolis Neighborhood Contact Team. The MNPCT was scheduled to meet this Saturday, but due to weather, the meeting was postponed. We are submitting our Valid Petition on the above zoning cases and need time and assistance to review which residents are qualified to sign and to give staff the opportunity to review and certify the Valid Petition.

Again, the Montopolis Neighborhood Contact Team is requesting a postponement on cases for 1007 & 1011 Montopolis Drive from November 20th until December 11th, 2014.

Sincerely,

Susana Almanza, President
Montopolis Neighborhood Contact Team

p.s. The MNPCT is requesting a copy of the map that shows which property owners are qualified to sign the Valid Petition regarding the above stated zoning case.

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

To: Planning Commission & Austin City Council

From: Montopolis Neighborhood Contact Team, Susana Almanza-President

Date: November 16th, 2014

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

Land Use –Adopted Montopolis Neighborhood Plan, 2001

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

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

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

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

These townhomes will not maintain stability in the neighborhood.

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

Addressing Imagine Austin Planning Principles

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

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

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

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

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

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

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

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

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

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

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

This development will impact green space and open space.

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

This development will impact green space and open space.

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

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

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

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

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

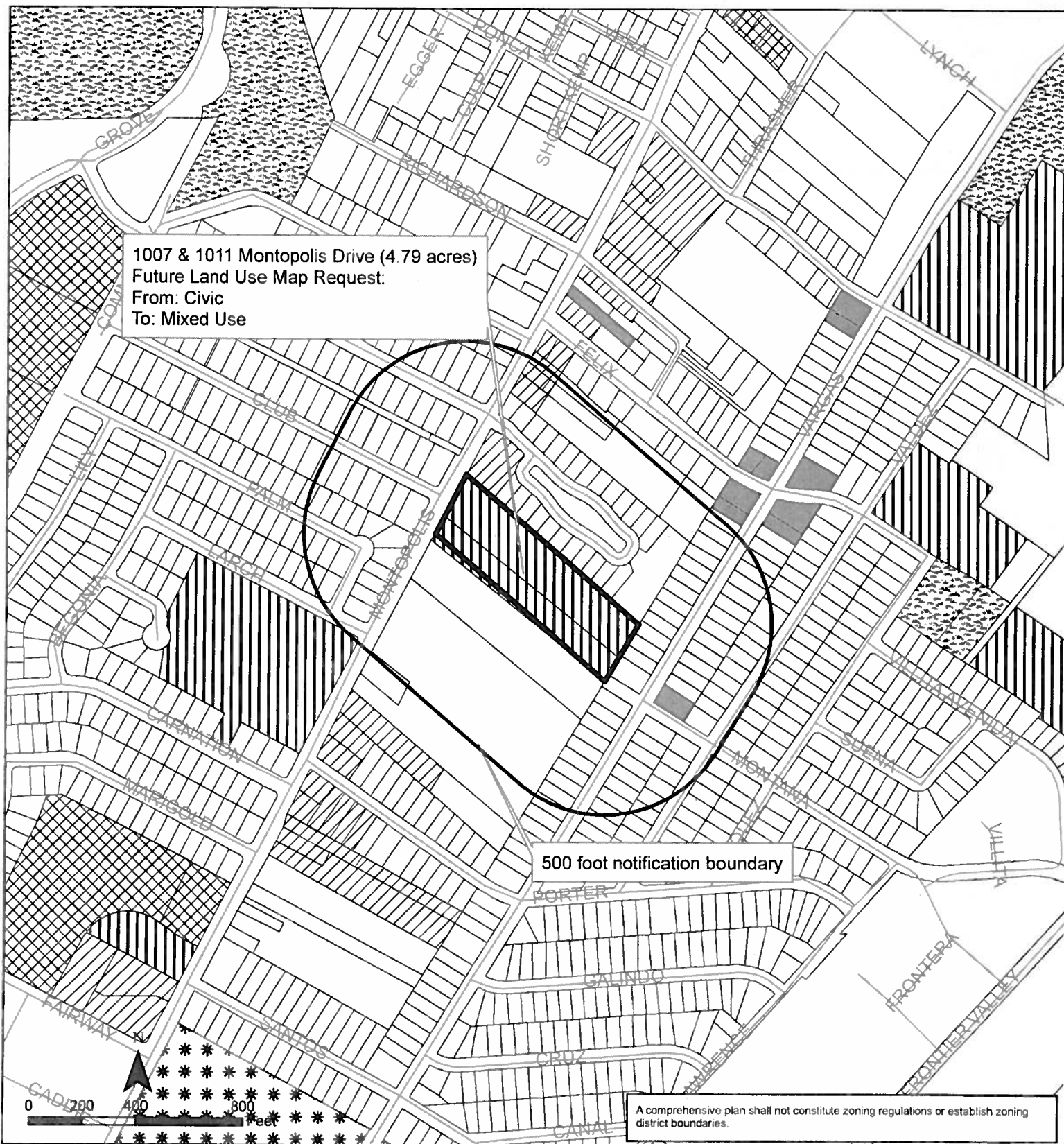
This development will not expand the economic base, create job opportunities, nor promote education to support a strong and adaptable workforce.

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

This development will not grow the current community involvement.

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

The development will not provide public facilities and services.



Montopolis Neighborhood Planning Area NPA-2014-0005.02

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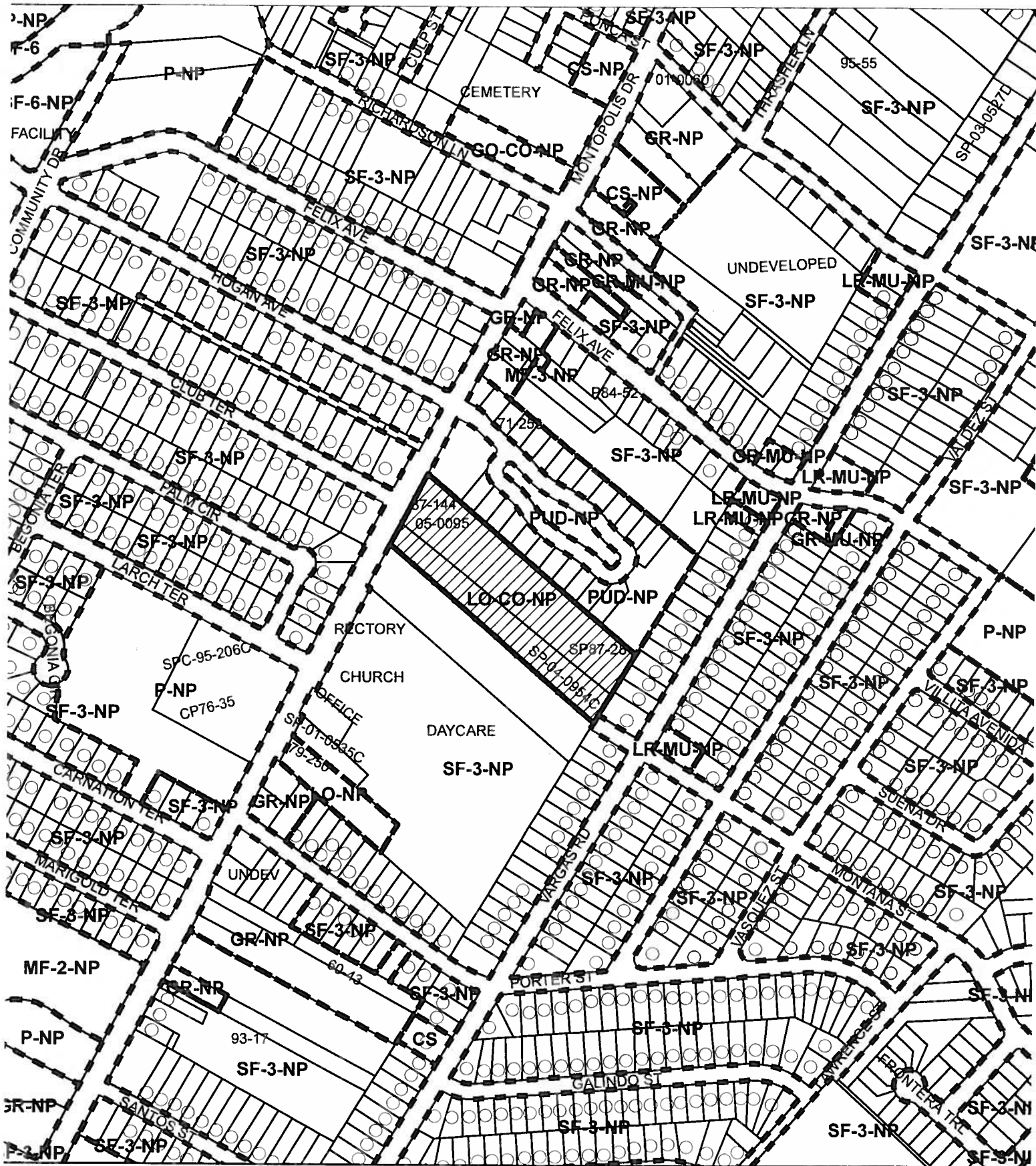
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Future Land Use


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






N

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING CASE

C14-2014-0127

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1" = 400'