

PLANNING COMMISSION
SPECIAL CALLED MEETING


HANDOUTS

NOVEMBER 12, 2014

1900

Little Walnut Creek

Planning Commission Agenda Item Nos. 5 & 6

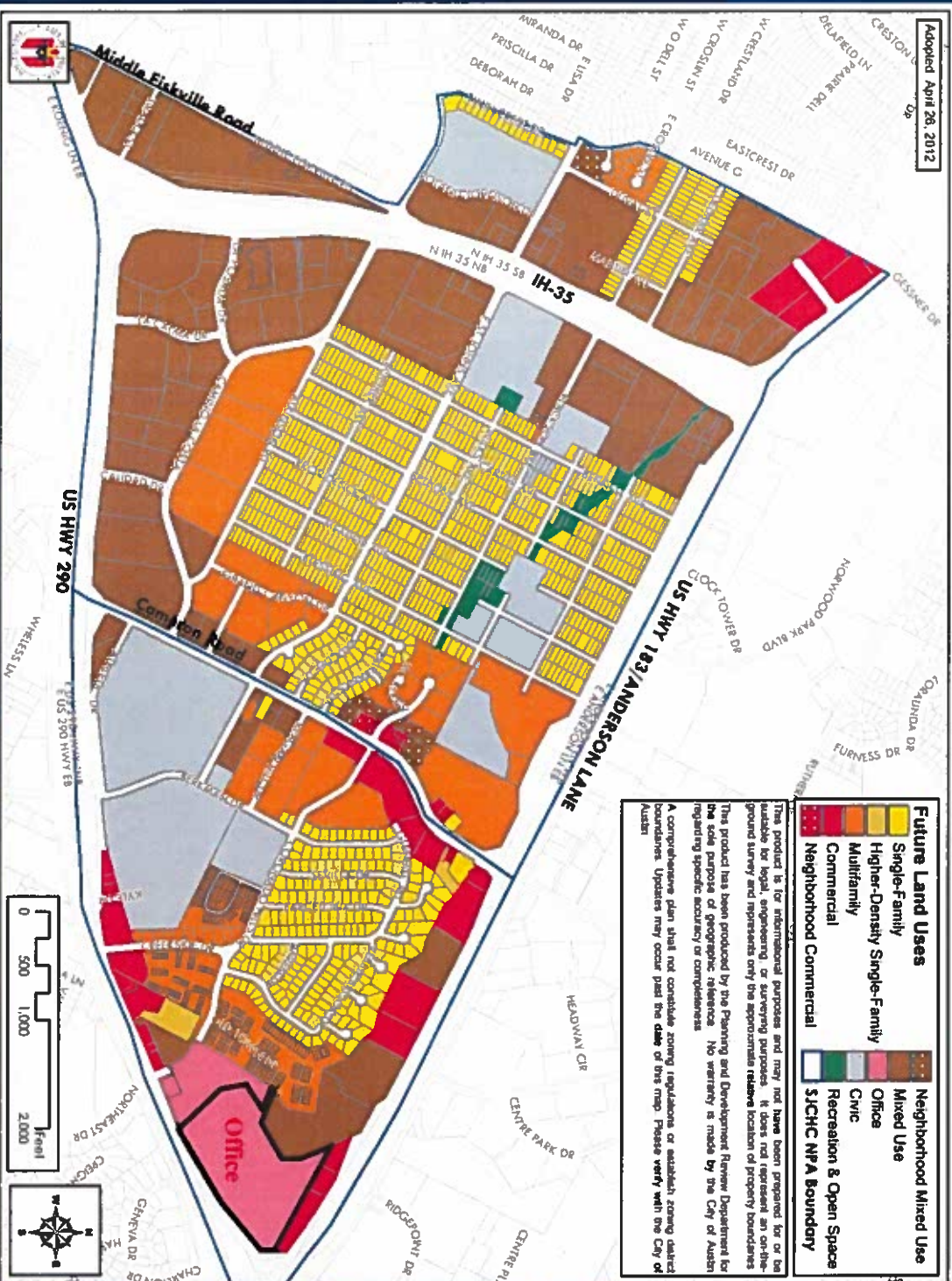
NPA-2014-0029.01 & C14-2014-0135

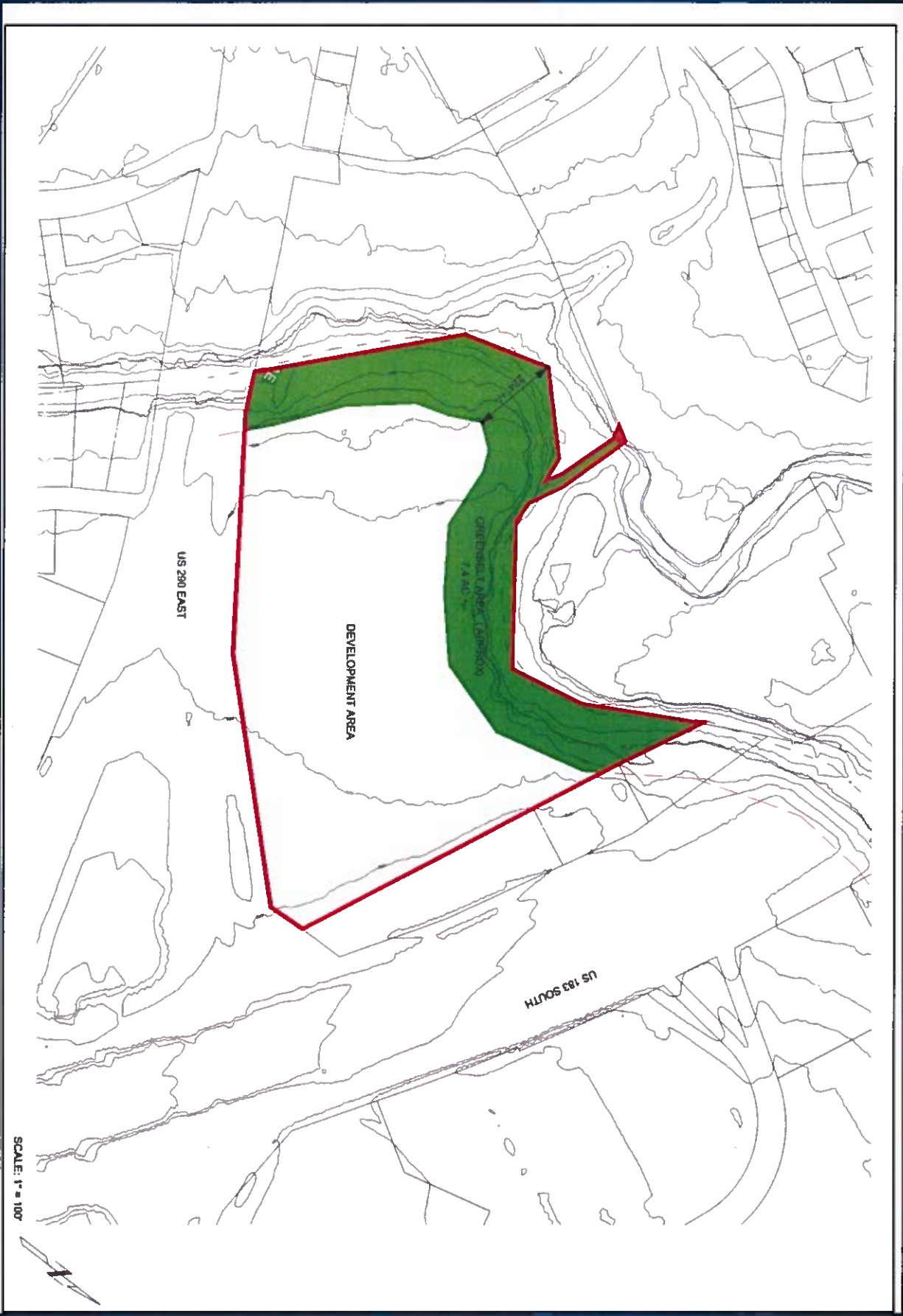
Commitments made to the Davenport Ranch Neighborhood Assoc.



Neighborhood Plan FLUM Amendment From Office to Mixed Use/Office

St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map





LATE BACK UP

November 12, 2014 Special Called Planning
Commission hearing

Items:

- **C1**--- NPA-2014-0015.02 – 1007 & 1011
Montopolis Drive
- **C2**--- C14-2014-0127 – PRJ Development, LLC
(1007 & 1011 Montopolis Drive)

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

<http://www.austintexas.gov/department/neighborhood-planning>.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0005.02

Contact: Maureen Meredith

Public Hearing: Oct 28, 2014, Planning Commission

Nov 20, 2014, City Council

☐ I am in favor
☒ I object

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Comments:

I DO NOT WANT
THIS LARGE HO. BEHIND
MY HOME. I-20 ARE
AT LOW INCOME COMMUNITY
THIS WILL CAUSE ALL
OUR TAXES TO DOUBLE.
CITY OF AUSTIN

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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- by attending the Public Hearing and conveying your concerns at that meeting
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If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0005.02

Contact: Maureen Meredith

Public Hearing: Oct 28, 2014, Planning Commission

Nov 20, 2014, City Council

☐ I am in favor
☒ I object

Judy Villalpando

Your Name (please print)

6520 Circulo De Amistad

Your address(es) affected by this application

Judy Villalpando

Signature

Date

11-12-14

Comments:

I do not want them building behind my yard. My taxes will go up if they build condominiums or anything else.

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: zoning changes in Montopolis Drive..

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 4:06 PM

To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: zoning changes in Montopolis Drive..

From: louis guerra jr

Sent: Wednesday, November 12, 2014 2:04 PM

To: Anguiano, Dora

Cc: lguerra52@h

Subject: zoning changes in Montopolis Drive..

This message is from Louis Guerra Jr.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Louis Guerra jr

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: Opposed changes to the current zoning Montoplois Dr.

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 4:06 PM
To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Opposed changes to the current zoning Montoplois Dr.

From: Christine Castilleja
Sent: Wednesday, November 12, 2014 2:03 PM
To: Anguiano, Dora
Cc: CCastilleja55@
Subject: Opposed changes to the current zoning Montoplois Dr.

This message is from Christine Castilleja.

In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: Plan Amendment: NPA-2014-0005.02

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 4:07 PM
To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Plan Amendment: NPA-2014-0005.02

From: Jacqueline Gonzales
Sent: Wednesday, November 12, 2014 2:14 PM
To: Anguiano, Dora
Cc: jackief1976@
Subject: Plan Amendment: NPA-2014-0005.02

This message is from Jacqueline Gonzales.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Jackie Gonzales

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: Opposition to NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 4:07 PM
To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Opposition to NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive

From: Anita Villalobos
Sent: Wednesday, November 12, 2014 3:22 PM
To: Anguiano, Dora
Cc: serape2@
Subject: Opposition to NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive

This message is from Anita Villalobos.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive town homes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Anita Villalobos

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: Montopolis

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 4:07 PM
To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Montopolis

From: Rochelle
Sent: Wednesday, November 12, 2014 3:40 PM
To: Anguiano, Dora
Cc: galvan.rochelle@
Subject: Montopolis

This message is from Rochelle.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time.

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: Zoning Case C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Anguiano, Dora
Sent: Wednesday, November 12, 2014 1:21 PM
To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: FW: Zoning Case C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Angelica Noyola
Sent: Wednesday, November 12, 2014 1:21 PM
To: Anguiano, Dora
Cc: mrs.m.noyola@
Subject: Zoning Case C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Angelica Noyola.

Dear Planning Commission Members, My name is Angelica Noyola. I am the President of the Montopolis-Ponca Neighborhood Association. In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive we are opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP we are opposing any change to the current zoning. Thank you, Angelica Noyola President Montopolis-Ponca N.A.

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: Zoning case- C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 1:27 PM

To: Meredith, Maureen; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: Zoning case- C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Micky Moreno

Sent: Wednesday, November 12, 2014 1:27 PM

To: Anguiano, Dora

Subject: Zoning case- C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Micky Moreno.

Dear Planning Commission Members, I own 2 homes in Montopolis and In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Micky Moreno and John Moreno

Meredith, Maureen

To: Anguiano, Dora; Heckman, Lee; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Subject: RE: C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Anguiano, Dora

Sent: Wednesday, November 12, 2014 1:56 PM

To: Heckman, Lee; Meredith, Maureen; Alfonso Hernandez; Brian Roark; Chimenti, Danette - BC; Hatfield, Richard - BC; Hernandez, Alfonso - BC; Jack, Jeff - BC; Lazarus, Howard; Nortey, James - BC; Nuria Zaragoza; Oliver, Stephen - BC; Richard Hatfield; Roark, Brian - BC; Stephen Oliver; Stevens, Jean - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC

Subject: FW: C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

From: Martin Guajardo

Sent: Wednesday, November 12, 2014 1:30 PM

To: Anguiano, Dora

Subject: C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Martin Guajardo.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Martin Guajardo
Montopolis Resident

Rhoades, Wendy

From: Bill Bunch <bill@sosalliance.org>
Sent: Wednesday, November 12, 2014 2:54 PM
To: danette; danette.chimenti@gmail.com; Rhoades, Wendy
Cc: Halley, Shannon; Tiemann, Donna; Rush, Barbara; Tovo, Kathie; Morrison, Laura; roy waley; Steve Beers
Subject: Request to postpone PC Items 9 and 10, Garza Ranch, or in the alternative to vote "no"

Ms. Rhoades and Ms. Chimenti,

Save Our Springs Alliance respectfully requests that the Garza Ranch rezoning items on tonight's Planning Commission agenda be postponed to the next PC meeting, at minimum.

The case was repeatedly postponed at the request of staff because their analysis was not complete. Now that it is complete, it has only been made available for a short period of time on a complicated case with a very long history. The item is also scheduled on top of important business for SOS Alliance at tonight's Water and Wastewater Commission meeting concerning water rates.

We have repeatedly inquired on when this case would actually go forward and were unable to find out a reliable time.

The core of the Garza Ranch request is that a condition of zoning previously approved (and the subject of multiple rounds of compromise and negotiation, subsequent to "grandfathering" litigation) that limits the trips per day to be generated by the tract to no more than 2,000 be erased so that the proposed development that would generate over 16,000 trips per day may go forward.

At this point, the Garza's should live with the bargain previously struck. There is no right to the increased trips per day, and the area is already suffering substantial congestion.

We request additional time to be able to review the staff's analysis of the traffic impacts so that we may be able to provide informed comment on the potential impacts of yet again giving the Garza tract owners more development rights to which they simply are not entitled.

Thank you for your consideration,

Bill Bunch
SOS Alliance



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: November 12, 2014

SUBJECT: Correspondence – Item 1 & 2

Commissioners:

Attached please find correspondence regarding this application that was received after the packets were distributed. (These were forwarded to you earlier today from Dora).

A handwritten signature in black ink, appearing to be "LH", with a long horizontal line extending to the right.

Lee Heckman
Planning and Development Review Department

From: Martin Guajardo

Sent: Wednesday, November 12, 2014 1:30 PM

To: Angulano, Dora

Subject: C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Martin Guajardo.

Dear Planning Commission Members, In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Martin Guajardo Montopolis Resident

From: Micky Moreno

Sent: Wednesday, November 12, 2014 1:27 PM

To: Angulano, Dora

Subject: Zoning case- C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Micky Moreno.

Dear Planning Commission Members, I own 2 homes in Montopolis and In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive I am opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP, I am opposed any change to the current zoning. I do not want my property taxes to go up. The developer has plans to build expensive townhomes if he gets the changes. Montopolis is one of the few places left that are affordable to homeowners as well as renters. You have the power to ensure it stays that way. Thank you for your time. Micky Moreno and John Moreno

From: Angelica Noyola

Sent: Wednesday, November 12, 2014 1:21 PM

To: Angulano, Dora

Cc:

Subject: Zoning Case C14-2014-0127 - PRJ Development, LLC & Plan Amendment: NPA-2014-0005.02

This message is from Angelica Noyola.

Dear Planning Commission Members, My name is Angelica Noyola. I am the President of the Montopolis-Ponca Neighborhood Association. In regards to Plan Amendment: NPA-2014-0005.02 : 1007 & 1011 Montopolis Drive we are opposed to any change in Future Land Use Designation from Civic to Mixed Use. In regards to the Zoning Case: C14-2014-0127 from LO-NP to LO-MU-NP we are opposing any change to the current zoning. Thank you, Angelica Noyola President Montopolis-Ponca N.A.



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: November 12, 2014

SUBJECT: Additional Correspondence – Item 8

Commissioners:

Attached please find correspondence regarding this application received by staff after the packet was distributed on Friday.

A handwritten signature in black ink, appearing to be 'LH' with a stylized flourish.

Lee Heckman
Planning and Development Review Department

From: Nancy MacLaine
Sent: Monday, November 10, 2014 4:03 PM
To: Jeff Howard
Cc: Heckman, Lee
Subject: Re: C14-2014-0173 / 3100 Manchaca

Jeff,

Thanks for your prompt response. I didn't realize that this was likely 'for-sale' rather than rental. I agree that having asked only for the FAR increase of GO, but limiting to LO limits on the many other factors that the upzone request for this project is a reasonable request.

Lee, if anybody wants to know (since the project isn't even in our neighborhood boundaries maybe no one will care), you can list the SLNA as "not opposed" to this upzoning request, given the CO's listed in the backup.

best regards,

Nancy MacLaine
512-589-0184

On Mon, Nov 10, 2014 at 2:01 PM, Jeff Howard wrote:

Nancy,

Thanks for your question. I would be happy to discuss this further, but I would say that there are no plans to have an affordable housing requirement for this particular case. I think the way we see it is as follows:

1. GO-MU is appropriate zoning given the other zoning in the area and the project's location. We view our willingness to have a CO that reduces other site regulations to LO not as something that evidences that we are getting additional density, but instead as putting restrictions on the property to minimize and mitigate any neighborhood impact that an otherwise appropriate re-zoning might have. That is to say, that we do not view this as a PUD case, that should have PUD-like requirements, but as a more typical re-zoning case where we should mitigate impacts that an appropriate re-zoning has on the neighborhood. In addition, we are not asking for variances from things like compatibility or parking requirements.
2. The units will likely be for-sale units given the current market and implementing a private affordable housing scheme would be challenging for such a small project.
3. Most City programs for affordable housing only require that a percentage of the *increased area* (as opposed to the total area) be for affordable housing. Even we were to view this case similar to a PUD case, the PUD rules require 10% of the "bonus area" be affordable. Given the size of the tract and the other LO restrictions this would equate to only about 1 or 2 units.

Again, I am happy to discuss this with you, but we just very respectfully feel that an affordable housing request is perhaps not warranted for this particular case. Thanks.

Jeffrey S. Howard

Partner

Barton Oaks Plaza, Building II
901 South MoPac Expy | Ste 225
Austin, Texas 78746
[512.328.2008](tel:5123282008) phone
[512.328.2409](tel:5123282409) fax
www.mcleanhowardlaw.com

M&H
MCLEAN & HOWARD L.L.P.
Real Property Lawyers

From: Nancy MacLaine
Sent: Sunday, November 09, 2014 7:25 PM
To: Jeff Howard
Cc: Heckman, Lee
Subject: C14-2014-0173 / 3100 Manchaca

Hello Jeff,

I just wanted to follow up on this case with a question. Given that your upzone to GO increases the FAR by about 30% I was wondering if any consideration had been given to designating any of the apartments to be "affordable", that is allocated for residents earning 60% or less of the Median Family Income of the Austin Metropolitan area? Could we talk about this? I know that the city departments can't require this but your owners might be willing to enter into a Private Restrictive Covenant with the South Lamar Neighborhood Association for say 20% of the apartments to be so designated?

I'd like to get at least a preliminary response before it goes to Planning Commission on Wednesday. I do have a sample template for such an agreement if it is something you or the owners would like to review.

Thanks,

Nancy MacLaine
SLNA Zoning Committee Chair

PLANNING COMMISSION

NOVEMBER 12, 2014

AGENDA ITEMS C1 & C2

NPA-2014-0005.02 – 1007 & 1011 Montopolis Drive

From: CIVIC

To: MIXED USE

C14-2014-0127 – PRJ Development, LLC

From: LO-CO-NP

To: LO-MU-CO-NP

PROPERTY SIZE – 4.801 ACRES

EXISTING USE

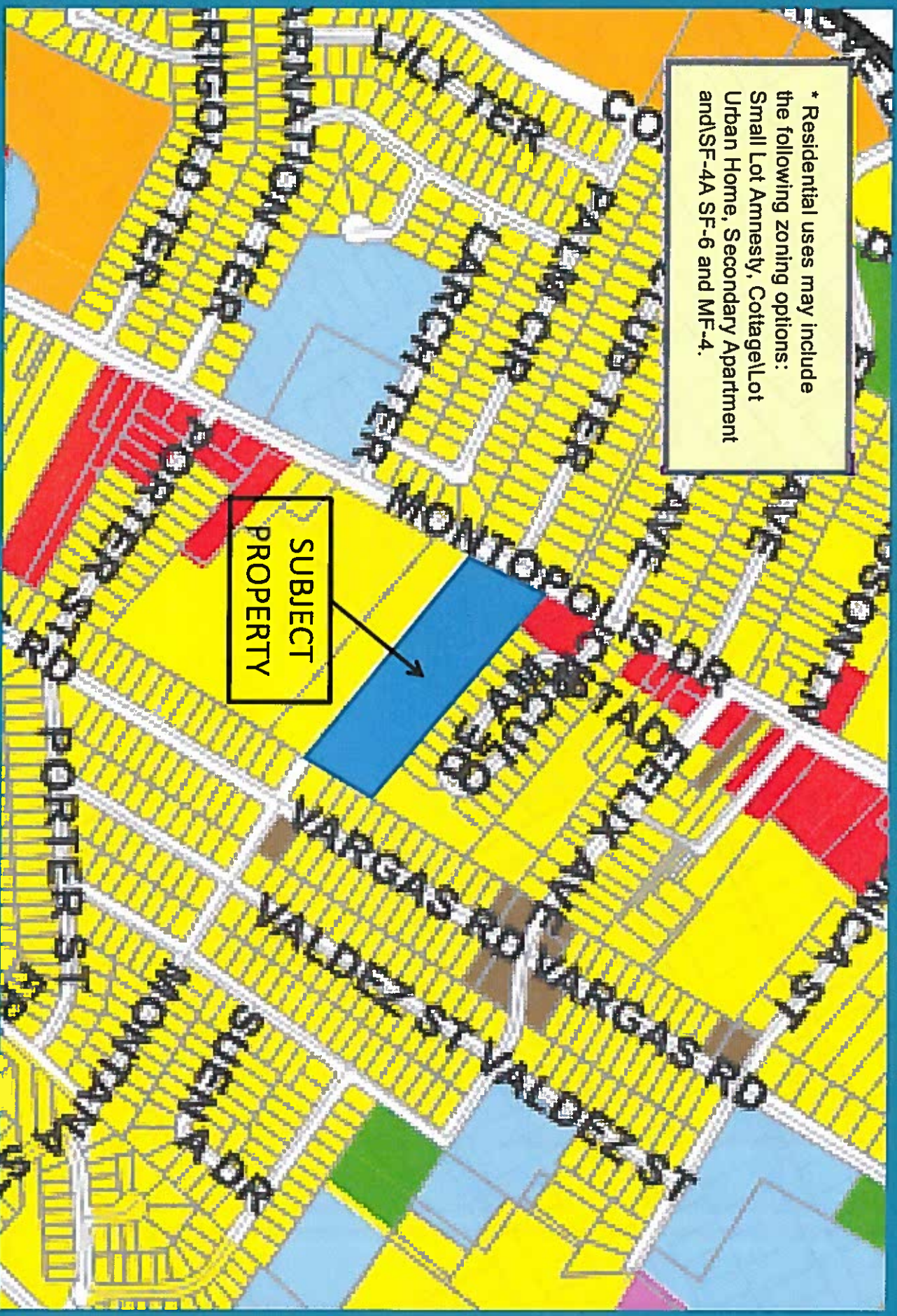
VACANT – Construction started for a church but since abandoned.

AERIAL MAP



FLUM - FUTURE LAND USE MAP

* Residential uses may include the following zoning options:
Small Lot Amenity, Cottage/Lot Urban Home, Secondary Apartment and SF-4A SF-6 and MF-4.



The map displays a residential area with the following streets and landmarks:

- Streets:** FELIX AVE, VARGAS RD, CLUB TER, PALM CIR, LARCH TER, MONTOPOLIS DR, SUEVA, and MONTANA.
- Subject Property:** A green-shaded rectangular lot located between Felix Ave and Vargas Rd, bounded by Club Ter and Larch Ter. It is labeled "SUBJECT PROPERTY" and "LO-CC-NP".
- Other Properties and Landmarks:**
 - LOT 144 (05-40095) and LOT 145 (08-14-97-0002) are adjacent to the subject property.
 - LOT 146 (08-14-97-0002) is further east.
 - LOT 147 (08-14-97-0002) is further east.
 - LOT 148 (08-14-97-0002) is further east.
 - LOT 149 (08-14-97-0002) is further east.
 - LOT 150 (08-14-97-0002) is further east.
 - LOT 151 (08-14-97-0002) is further east.
 - LOT 152 (08-14-97-0002) is further east.
 - LOT 153 (08-14-97-0002) is further east.
 - LOT 154 (08-14-97-0002) is further east.
 - LOT 155 (08-14-97-0002) is further east.
 - LOT 156 (08-14-97-0002) is further east.
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 - LOT 162 (08-14-97-0002) is further east.
 - LOT 163 (08-14-97-0002) is further east.
 - LOT 164 (08-14-97-0002) is further east.
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 - LOT 166 (08-14-97-0002) is further east.
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 - LOT 171 (08-14-97-0002) is further east.
 - LOT 172 (08-14-97-0002) is further east.
 - LOT 173 (08-14-97-0002) is further east.
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 - LOT 195 (08-14-97-0002) is further east.
 - LOT 196 (08-14-97-0002) is further east.
 - LOT 197 (08-14-97-0002) is further east.
 - LOT 198 (08-14-97-0002) is further east.
 - LOT 199 (08-14-97-0002) is further east.
 - LOT 200 (08-14-97-0002) is further east.

An aerial photograph of a residential development. A large rectangular area is outlined in black and contains 53 numbered lots. The lots are arranged in a grid-like fashion with some variations in size and shape. The numbers range from 1 to 53. To the right of the lot area is a winding road labeled 'MONTOPOLIS DRIVE'. Above the lot area, a road is labeled 'CLUB TERRACE'. Below the lot area, a road is labeled 'VARGAS ROAD'. At the bottom of the lot area, a road is labeled 'MONTANA'. A large blue pond is located to the right of the lot area. The surrounding area is a mix of green grass, trees, and other residential buildings.

MONTOPOLIS DRIVE @ CLUB TERRACE

Thruway Design
#3 Road 6187 • Austin, Texas 78744 • (512) 576-6666
LAND PLANNERS

Request for Rezoning & Neighborhood Plan Amendment

Zoning to “LO-MU-CO”, Limited Office - Mixed Use – Conditional Overlay
Neighborhood Plan Amendment to Mixed-use

Conditions –

- 1) Commercial development is limited to no more than 1,000 s.f. of office use.
- 2) A solid fence of at least 6’ in height across the north property line.
- 3) A connection to Montana Street will be provided.
- 4) Limit the development to 2-stories.
- 5) Limit the trips to 2,000 trips per day.