

Carson Ridge NA

2316 Thrasher Lane
Austin, TX 78741-6622

T 512-275-6027

F 512-716-8001

October 15, 2015

RE: 2407-2409 Montopolis Drive land use change request

Dear Ms. Meredith,

The Carson Ridge Neighborhood Association welcomes appropriate residential development in our section of the the Montopolis planning area. We do not support CS-MU zoning or the land use map changes requested by the applicant.

The Montopolis planning area contains one of the highest concentrations of CS zoning in Austin. These lots, which contained existing residential structures housing families, should have never been zoned commercial. The zoning of people's homes as commercial property is not uncommon in Montopolis, but that does not make it any less wrong or unjust.

How do we fix such an environmental injustice? By admitting the mistake and undoing the damage. An overlay or restrictive covenant are not the proper fix here.

While we would prefer SF-3 zoned property, SF-5 zoned land is something that we can live with. This allows for the owner to develop his property at a density that is over twice the current density, but it also ensures that development will be compatible with the neighborhood.

Fred L. McGhee, Ph.D.

President

From: Dr. Fred McGhee
Sent: Tuesday, November 10, 2015 11:49 AM
To: Meredith, Maureen
Cc: Moore, Andrew
Subject: 2407-2409 Montopolis Drive, Case C14-2015-0099

Dear Ms. Meredith,

In case the attached letter regarding this case was not furnished to you, please include it, as well as a copy of this email. I will not be able to attend tonight's Planning Commission meeting due to a previous commitment.

The Carson Ridge NA is willing to accept SF-5 zoning for this property. This is not a question of what "could" be built on the property; it is a question of what is there now and how it got to be that way. The base zoning for this property should reflect that.

Thanks,

flm

.....
Fred L. McGhee, Ph.D., LEED Green Assoc., BPI Certified Professional
President, Carson Ridge Neighborhood Association
Past President, Montopolis Neighborhood Association
(512) 275-6027
.....