

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0104 – Lenox Oaks

Z.A.P./ P.C. DATE:

December 8, 2015

January 12, 2016

January 26, 2016

ADDRESS: Tracts 1&2: 444-456 Bastrop Hwy Southbound

Tract 3: 500 Bastrop Hwy Southbound

Tract 4: 434 Bastrop Hwy Southbound

Tract 5: 6705-6709 Ponca Street

DISTRICT AREA: 3

OWNER/APPLICANT: Tracts 1&2: 422 Bastrop Hwy, Ltd./Jimmy Nassour

Tract 3: 500 Bastrop Hwy, Ltd./Jimmy Nassour

Tract 4&5: Chase Equities, Inc./Jimmy Nassour

AGENT: Smith, Robertson, Elliott & Douglas, LLP/David Hartman

ZONING FROM: CS-NP, SF-3-NP, GO-NP, SF-2-NP
acres

TO: CS-MU-NP **AREA:** 23.091

SUMMARY STAFF RECOMMENDATION:

Recommend CS-CO-NP, CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, MF-2-CO-NP

The property is located along the South bound frontage of Bastrop Highway/US Highway 183 within the Montopolis Neighborhood Planning Area. It extends southwestward into the neighborhood and is bounded on the northwest by Civitan Park, Allison Elementary and single family residences, the Burdett Prairie Cemetery and Montopolis Practice Fields to the southwest, City of Austin Watershed Protection lands to the south and southeast, and vacant commercially zoned property to the east. A portion of the property is included in the Airport Overlay (AO-3) which prohibits residential use.

The applicant is proposing to develop the tract with a mixture of retail fast-food restaurants and approximately 356 multi-family residential units. The residential units will be a mixture of 1 (258), 2 (88) & 3 (10) bedroom units. The staff recommendation is intended to allow a transition of intensity from Bastrop Highway/US Highway 183 into the neighborhood. Residential use will be prohibited within the AO-3 portion of the property along Bastrop Highway/US Highway 183.

To address Austin Transportation Department (ATD) connectivity comments, the applicant is offering to provide a 12 foot bike/pedestrian access path to connect future improvements planned for Hwy 183 to city owned watershed protection property which includes the Montopolis Tributary Trail Network adopted as part of the Urban Trail Plan. In addition, ATD is recommending right-of-way dedication for the extension of Ponca Street through the property roughly west to east.

The following uses will be prohibited and included in a conditional overlay along with other provisions below:

Adult-oriented businesses
Agricultural sales and services
Bail bonds
Building maintenance services
Campground
Construction sales and services
Drop-off Recycling Facility
Kennels
Laundry services
Pawn shop services
Residential treatment
Scrap/Salvage
Vehicle Storage

-Dedication of a 12' pedestrian/bicycle trail along the southern boundary to connect to the proposed future bikeway along HWY 183 to the east with the adjacent property owned by the City of Austin to enable connection with the proposed Montopolis Tributary trail to the south.

-Dedication of right-of-way for the extension of Ponca Street.

-Vegetative buffer along the north boundary adjacent to existing single family residences on Valdez Street.

-75' vegetative buffer along the south property line adjacent to the cemetery.

PLANNING COMMISSION RECOMMENDATION:

DECEMBER 8, 2015 – POSTPONED TO JANUARY 12, 2016 AT THE REQUEST OF THE MONTOPOLIS NEIGHBORHOOD ASSOCIATION.

JANUARY 12, 2016 – POSTPONED TO JANUARY 26, 2016 BY STAFF FOR TRANSPORTATION ISSUES.

JANUARY 26, 2016 – MOTION TO APPROVE STAFF RECOMMENDATION WITH ADDITIONAL CONDITIONS TO ZONE AREA SOUTH OF PONCA STREET EXTENSION TO MOBILE HOME RESIDENTIAL (MH) AND ENCOURAGE APPLICANT TO PROVIDE RELOCATION ASSISTANCE [F. Kazi, J. Vela 2nd] FAILED 3-5-1 F. KAZI, J. VELA, M. WILSON –FOR, S. OLIVER, N. ZARAGOZA, J. SHIEH, J. THOMPSON, A. DE HOYOS – AGAINST, T. NUCKOLS – ABSTAIN.

MOTION TO APPROVE STAFF RECOMMENDATION WITH ADDITIONAL CONDITIONS TO REQUIRE RELOCATION ASSISTANCE AND PERMANENT AFFORDABLE UNITS [J. SHIEH, J. VELA 2ND] FAILED 6-2-1 S. OLIVER, F. KAZI, J. VELA, J. SHIEH, M. WILSON, J. THOMPSON-FOR, N. ZARAGOSA, A. DE HOYOS – AGAINST, T. NUCKOLS – ABSTAIN.

THIS CASE IS FORWARDED TO COUNCIL WITH NO RECOMMENDATION DUE TO A LACK OF AN AFFIRMATIVE VOTE.

DEPARTMENT COMMENTS: Staff recommends an alternative to the requested zoning category. Instead of a blanket CS-MU-NP, staff prefers the current step-back approach from Bastrop Highway into the Montopolis Neighborhood with the addition of mixed-use and an increase in density from SF-2-to MF-2. The Airport

Overlay (AO-3) prohibits residential use for much of the property fronting US Highway 183. The portion remaining CS-NP is within the Airport Overlay.

ISSUES:

This request requires a Neighborhood Plan Amendment (2015-0005.04). During the Neighborhood Plan Amendment public meeting residents of the existing mobile home community (Cactus Rose Mobile Home Park), who will be displaced with the redevelopment of these tracts, expressed concerns about their options for relocating, costs to move their homes, ability for their homes to withstand the move and their general treatment by the Cactus Rose operator. In response to these concerns, the applicant has proposed providing financial assistance for relocation to the residents.

Residents of the Montopolis neighborhood have concerns regarding new development taking access to Ponca street. City of Austin Transportation staff has requested that right-of-way be dedicated for the extension of Ponca street as well as a trail connection to the future bike lanes proposed in the TXSOT HWY 183 expansion. There are also discussions with AISD regarding traffic flow around Allison Elementary School. Currently, Ponca Street is one-way in front of the school (westbound).

During the Planning Commission hearing, Commissioners voiced concerns about the relocation proposal not being completed. There was considerable discussion and a motion to designate the area south of the proposed Ponca extension to MH providing a location for the Cactus Rose mobile homes. However that did not pass. There were also general concerns about ensuring long-term affordability in the project.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|--------------------------------|---|
| <i>Site</i> | CS-NP, SF-3-NP, GO-NP, SF-2-NP | Single family and mobile home |
| <i>North</i> | SF-3-NP | Vacant and parkland (Civitan Park) |
| <i>East</i> | CS, LI | Across HWY 183 - Retail (Callahan's), Gas Station and Undeveloped |
| <i>South</i> | CS-NP, SF-2-NP | Undeveloped and the Burdett Prairie Cemetary |
| <i>West</i> | SF-3-NP, SF-2 | Single family and elementary school (Allison Elem) |

NEIGHBORHOOD PLANNING AREA: Montopolis

TIA or NTA: TIA

WATERSHED: Suburban, Colorado River & Carson Creek Watersheds.

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Montopolis Neighborhood Association
 Montopolis Contact Team
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Bike Austin
 Austin Heritage Tree Foundation
 Montopolis Community Alliance
 Austin Neighborhood Council
 Imperial Valley Neighborhood Association
 Preservation Austin
 Sierra Club
 Real Estate Council of Austin
 Vargas Neighborhood Association
 Montopolis Tributary Trail Association
 Montopolis Area Neighborhood Alliance
 Vasquez Fields Neighborhood Association
 Montopolis-Ponca Neighborhood Association
 Carson Ridge Neighborhood Association
 Southeast Austin Neighborhood Alliance
 Friends of the Emma Barrientos MACC
 Riverside Farms Road Neighborhood Association

SCHOOLS: Eastside Memorial HS, Martin MS, Allison Elementary and Del Valle HS, Ojeda MS, Smith Elementary. This property is bisected by Austin ISD and Del Valle ISD. Austin ISD allows outside district transfers.

CASE HISTORIES FOR THIS PROPERTY

| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|-------------|--|--------------------------------|--------------------------------|
| C14-01-0060 | Montopolis Neighborhood Plan SF-3, CS, SF-2 to CS-NP; SF-2, SF-3 to CS-NP; SF-2, SF-3 to GO-NP, SF-2 to SF-2-NP | SF-3-NP, CS-NP, GO-NP, SF-2-NP | SF-3-NP, CS-NP, GO-NP, SF-2-NP |

CASE HISTORIES FOR SURROUNDING PROPERTIES

| NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|--|------------------------------------|---------------------|--------------|
| C14-2010-0138 526 & 626 Bastrop Hwy (McElhenney | CS-NP, GR-CO-NP & SF-2-NP to CS-NP | CS-NP | CS-NP |

BASIS FOR RECOMMENDATION

Staff supports the addition of mixed use to the existing commercial districts because of the tracts' location along US Highway 183 and adjacent civic uses (parkland and elementary school) and a step down of intensity into the neighborhood. The proposed low density multi-family (MF-2) is suitable adjacent to single family residences.

EXISTING CONDITIONS

Site Characteristics

The 23 acre site consists of five tracts. Currently these tracts consist of a Mobile home/RV park, seven single family homes and two duplexes for a total of 50 units. Approximately half of the property is undeveloped. An Austin Energy easement containing transmission lines runs diagonally through the back half.

Montopolis Neighborhood Plan

Please see associated Neighborhood Plan Amendment Case (NPA-2015-0005.03).

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed, which is classified as a Suburban Watershed and the site is in the Colorado River Watershed, which is classified as an Urban Watershed. The site is in the Desired Development Zone.

2. In the suburban watershed portion of the property, 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% |

Zoning district impervious cover limits apply in the urban watershed classification.

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. 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.

6. 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.

7. In the suburban watershed portion of the property, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. In the urban watershed portion of the property, the site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded and on site control for the two-year storm.

DSD Transportation Review – Amanda Couch – 512-974-2881

- TR1. If the requested zoning is recommended for this site, 25 feet of right-of-way should be dedicated from the centerline of Ponca St. in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan for SH 183.
- TR3. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.
- TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on SH 183 or Ponca St.
- TR6. Complete Streets review (Ord. # 2014-0612-119). The following recommendations are made as a condition on zoning:
 - a. Ponca St be extended and stubbed out to the opposing eastern property line. This will support future connectivity to the east.
 - b. Provide a north/ south pedestrian and bike access easement to connect the proposed 183 Tollway Trail to the north and the Montopolis Tributary Trail Network to the south.
- TR7. Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|-------------------|-------------|--------------------------|----------------|-----------|---------------------------------|-------------------------------|
| State Highway 183 | 325' – 400' | 126' | Freeway | Yes | Yes; Route # 417; wide shoulder | Yes |
| Ponca St. | 37' – 40' | 18' (stub-out dirt road) | Local | No | No | Yes |

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

NPZ Site Plan Review - Rosemary Avila 512-974-2784

- SP1. Site plans will be required for any new development other than single-family or duplex residential.
- SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.




SP4. The site is subject to compatibility standards. Along the west and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

SP5. This property is within both the Controlled Compatible Land Use Area and the Airport Overlay Zone, AO-3, defined by Chapter 241 of the Local Government Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

CASE#: C14-2015-0104

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.





ZONING

ZONING CASE#: C14-2015-0104
 LOCATION: 434-500 Bastrop Hwy & 6705-6709 Ponca
 SUBJECT AREA: 23.09 ACRES
 MANAGER: Andrew Moore



N



1" = 400'



SUBJECT TRACT



ZONING BOUNDARY

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LENOX OAKS

AUSTIN, TX - ODEN HUGHES

VALDEZ STREET
(50' R.O.W.)

PONGA STREET
(50.5' R.O.W.)

VALDEZ STREET
(50' R.O.W.)

MF2-NP

LR-MU-NP

CS-MU-NP

GO-MU-NP

CS-NP

RETAIL/FOOD
3,500 S.F.

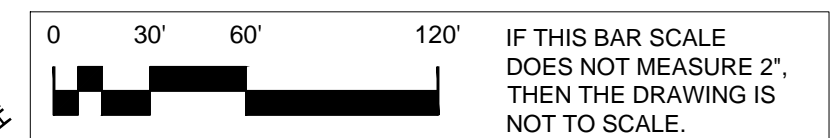
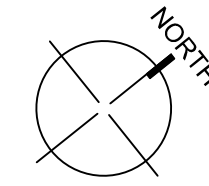
RETAIL
4,500 S.F.

RETAIL
4,000 S.F.

RETAIL
4,500 S.F.

FOOD
PAD SITE
4,000 S.F.

ACCESS TO
NEIGHBORING
PROPERTY



SCALE: 1:60

SITE PLAN



MEMORANDUM

TO: Andrew Moore, Case Manager

CC: Members of the Zoning and Platting Commission
Leslie Pollack, P.E., PTOE, HDR Engineering

FROM: Scott A. James, P.E., PTOE
Amanda Couch, DSD/Transportation Review

DATE: January 22, 2016

SUBJECT: Traffic Impact Analysis for Lenox Oaks (Nassour Tract)
Zoning Case No. C14-2015-0104

Section 25-6-113 of the Land Development Code requires that a traffic impact analysis be conducted for a project proposed with a zoning application if the project is anticipated to generate more than 2,000 daily trips. The project site is located in south central Austin, bounded by US Hwy 183 and Ponca Street. The anticipated build out year for this development is 2020.

Roadways

US Highway 183 near the vicinity of the site is a six lane divided major arterial roadway with a posted speed limit of 55 mph.

Thompson Lane is a two lane local street in the vicinity of the site with connection to US Hwy 183. The speed limit is 25 mph.

Montopolis Drive is a four lane major arterial roadway with a posted speed limit of 35 mph in the vicinity of its intersection with Ponca Street. Sidewalks are along both sides of Montopolis Drive approaching its intersection with Ponca Street.

Ponca Street is a local two lane street with a posted speed limit of 25 mph and a school zone speed limit of 20 mph in the immediate vicinity of Allison Elementary School. There are sidewalks provided along one side. Ponca Street operates as one-way between Vargas Road and Valdez Street in front of Allison Elementary School.

Vargas Road is a local two lane street with a posted speed limit of 25 mph and a school zone speed limit of 20 mph in the immediate vicinity of Allison Elementary School. There is on street parking and sidewalks along both sides of Vargas Street. The roadway is shown on the City of Austin Bicycle Map as "medium comfort."

Valdez Street and Felix Avenue are two lane local streets in the vicinity of the site. The posted speed limit is 25 mph.

Trip Generation and Traffic Analysis

Based on the ITE publication Trip Generation, 9th Edition, the 360 apartment dwelling units (land use code 220) proposed, in combination with the approximately 4500 square feet of fast food restaurant (land use code 934), and the approximately 10,000 SF of shopping center (land use 820) will generate an estimated 6,508 additional vehicle trips per day (vpd). Table 1 below provides the unadjusted trip generation for the apartments and retail development proposed.

| Table 1 – Trip Generation (unadjusted) | | |
|---|-------------|------------------------|
| Land Use | Size | Trip Generation |
| Multi-family/Apartments | 360 du | 2305 |
| Shopping Center | 10,000 SF | 1520 |
| Fast food restaurant w/ drive-thru | 4,500 SF | 2233 |
| | | |
| Total trips | | 6058* |

* This estimated number of trips is adjusted to 4,417 estimated daily trips after approved reductions and trip credits for existing development are taken into account.

Site traffic is expected to use US Highway 183, Montopolis Drive and West Vargas Road to access the site. The trip distribution percentages assign the majority of the generated trips to US Highway 183. Table 2 represents the expected distribution of the site generated trips:

| Table 2 – Trip Distribution | |
|------------------------------------|---------------------------|
| Street Name | Traffic Percentage |
| North US 183 | 43% |
| South US 183 | 44% |
| East Montopolis Drive | 5% |
| West Montopolis Drive | 5% |
| West Vargas Road | 3% |

Recommendations

1. Applicant is to dedicate and construct the extension of Ponca Street to stub out at the eastern property line to facilitate connectivity to the site and for future connection.
2. Applicant to provide complete sidewalk connection along both sides of Ponca Street for improved pedestrian access to and from the site, including ADA compliant ramps and crosswalks for intersections. Sidewalk improvements shall be built to City of Austin Standards. Exact locations and limits shall be determined at the time of site plan and shall be reviewed by the Austin Transportation Department.
3. Applicant to obtain approval from TxDOT for the proposed point of access along frontage of US 183.
4. Applicant to provide for a north/ south pedestrian and bicycle trail to connect the proposed 183 Tollway Trail to the north and the Montopolis Tributary Trail Network to the south. The trail shall be built to City of Austin standards and shall be recorded in a public access easement. Exact locations and dimensions shall be determined at the time of site plan and shall be reviewed by the Urban Trails Division.

5. A cost estimate for all of the recommended improvements must be sealed by a licensed professional engineer. This development will be required to mitigate all identified impact due to increased traffic accessing the site and the applicant must post its pro-rata share of the recommended improvements, unless the improvement is fully funded. A table identifying the participation of the applicant will be established in the final version of the TIA.
 6. Applicant to provide a revised TIA to incorporate the above recommendations.
 7. Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document, including land uses, trip generation, trip distribution, traffic controls and other identified conditions.
-

If you have any questions or require additional information, please contact me (512) 974 - 2208.

Scott A. James, P.E., PTOE
Development Services Department
Land Use Review Division/ Transportation

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: **Lenox Oaks**

ADDRESS/LOCATION: 434-500 Bastrop Hwy., 6705 – 6709 Ponca St.

CASE #: C14-2015-0104

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 356 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.124 Middle School: 0.035 High School: 0.071

IMPACT ON SCHOOLS

The proposed multifamily development is located within both Austin ISD and Del Valle ISD. This Educational Impact Statement reflects the total number of apartments (356) due to the proximity of the proposed development to Allison Elementary School and the District's policy to allow out-of district transfers into schools with availability.

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. Using this district-wide average, the multifamily development is projected to add approximately 82 students across all grade levels to the projected student population. It is estimated that of the 82 students, 44 will be assigned to Allison Elementary School, 13 to Martin Middle School, and 25 at Eastside Memorial High School.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Allison (92%), assuming the mobility rates remain the same. The projected additional students at Martin MS and Eastside Memorial HS would help to offset the anticipated decline in student enrollment (due to demographic shifts in the area). This would result in a percent of permanent of permanent capacity by enrollment of 57% at Martin MS and 43% at Eastside Memorial HS for SY2019-20, assuming the mobility rates remain the same. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

The transportation impact analysis is based on the number of multifamily units (116) located only within the Austin ISD because the district does not provide transportation for out-of district transfers. Based on 116 multifamily units, it is estimated that 14 students will be assigned to Allison ES, 4 to Martin MS, and 8 to Eastside Memorial HS. Allison ES is located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. Students within the proposed

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



development attending Martin MS and Eastside Memorial HS will qualify for transportation due to the distance from the proposed development to the schools. Existing buses should be able to accommodate the additional students.

SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 10/12/15

Director's Signature: Paul Turner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



DATA ANALYSIS WORKSHEET

| | |
|---|--------------------------------|
| ELEMENTARY SCHOOL: Allison | RATING: Met Standard |
| ADDRESS: 515 Vargas Rd. | PERMANENT CAPACITY: 486 |
| % QUALIFIED FOR FREE/REDUCED LUNCH: 95.48% | MOBILITY RATE: -2.2% |

| POPULATION (without mobility rate) | | | |
|------------------------------------|--------------------|---|---|
| ELEMENTARY SCHOOL STUDENTS | 2014-15 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
| Number | 502 | 411 | 455 |
| % of Permanent Capacity | 103% | 85% | 94% |

| ENROLLMENT (with mobility rate) | | | |
|---------------------------------|--------------------|--|--|
| ELEMENTARY SCHOOL STUDENTS | 2014-15 Enrollment | 5- Year Projected Enrollment* (without proposed development) | 5-Year Projected Enrollment* (with proposed development) |
| Number | 491 | 402 | 446 |
| % of Permanent Capacity | 101% | 83% | 92% |

| | |
|---|-------------------------------------|
| MIDDLE SCHOOL: Martin | RATING: Improvement Required |
| ADDRESS: 1601 Haskell | PERMANENT CAPACITY: 804 |
| % QUALIFIED FOR FREE/REDUCED LUNCH: 93.72% | MOBILITY RATE: -49.0% |

| POPULATION (without mobility rate) | | | |
|------------------------------------|--------------------|---|---|
| MIDDLE SCHOOL STUDENTS | 2014-15 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
| Number | 1,076 | 877 | 890 |
| % of Permanent Capacity | 134% | 109% | 111% |

| ENROLLMENT (with mobility rate) | | | |
|---------------------------------|--------------------|--|--|
| MIDDLE SCHOOL STUDENTS | 2014-15 Enrollment | 5- Year Projected Enrollment* (without proposed development) | 5-Year Projected Enrollment* (with proposed development) |
| Number | 549 | 447 | 460 |
| % of Permanent Capacity | 68% | 56% | 57% |

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



| | |
|---|-------------------------------------|
| HIGH SCHOOL: Eastside Memorial | RATING: Improvement Required |
| ADDRESS: 1012 Arthur Stiles | PERMANENT CAPACITY: 1,156 |
| % QUALIFIED FOR FREE/REDUCED LUNCH: 88.01% | MOBILITY RATE: -41.5% |

POPULATION (without mobility rate)

| HIGH SCHOOL STUDENTS | 2014-15 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|-------------------------|--------------------|---|---|
| Number | 1,088 | 810 | 835 |
| % of Permanent Capacity | 94% | 70% | 72% |

ENROLLMENT (with mobility rate)

| HIGH SCHOOL STUDENTS | 2014-15 Enrollment | 5- Year Projected Enrollment* (without proposed development) | 5-Year Projected Enrollment* (with proposed development) |
|-------------------------|--------------------|--|--|
| Number | 636 | 473 | 498 |
| % of Permanent Capacity | 55% | 41% | 43% |

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

TO: Mayor Steve Adler, Mayor Pro Tem Tovo and Council Members Houston, Garza, Renteria, Cortez, Kitchen, Zimmerman, Pool, Troxclair and Gallo

From: Montopolis Neighborhood Plan Contact Team- Susana Almanza, President

Date: February 8th, 2016

Subject: Opposition to ZONING CASE: C14-2015-01012015-005 & PLAN AMENDMENT CASE: NPA-2015-005.04. Property addresses: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454, 456 Bastrop Hwy SB; 500 Bastrop Hwy SB (23.091 acres)

The Montopolis Neighborhood Contact Team realizes that the Lenox Oak proposed project is more than just a zoning case. This is a major case of displacement and gentrification! This case is also an environmental justice case, because low-income and people of color will be displaced by high scale housing development. The commercial zoning characterizing this part of Montopolis was an environmental injustice. The area has been occupied since the 1970s by families. Their homes were allowed to exist in zoned Commercial Service and General Office instead of changing the zoning to Mobile Homes and/or single family zoning designation.

The Montopolis Neighborhood Plan Contact Team recommends that this zoning case be reviewed by the Environmental Board. The Contact Team is concerned with the environmental impact on the larger Montopolis community. This level of intensive land development would involve massive devegetation and the installation of large amounts of impervious cover on lots where the current impervious cover percentage is zero to 10%. This project would pose significant environmental burdens for the existing population, in terms of both air quality and the exacerbation of flooding, as well as other environmental concerns. Moreover, the existing stormwater infrastructure cannot accommodate the present, much less future levels of development. Montopolis has witness flooding during several rain storms. In October 2015, Vargas Road was shut down due to massive flooding.

We are also concerned about the impact on the Burditt Prairie cemetery. The new proposed development would be adjacent to Burditt Prairie cemetery.

The Montopolis community is concerned with the high volume traffic this development will bring to the small streets in Montopolis and the negative impact on Allison Elementary School. Traffic will exit through Ponca Street and/or Valdez and then all traffic to proceeds to Vargas Road or Montopolis Drive. These two street currently service the entire Montopolis community. Parents dropping off or picking up their children at Allison Elementary will have to deal with the high volume of traffic coming from the development of 356 apartment units and retail development. Also, there are no traffic signals on Vargas Road.

The Contact Team also recommends that this zoning case be reviewed by the Community Development Commission. Over 50 families will be displaced by this proposed project. The current site is home to some of the most affordable housing in the entire city of Austin. The current Lenox Oaks project offers zero percent of affordable housing.

The Montopolis Neighborhood Contact Team opposes the zoning change and changing the FLUM of our neighborhood plan. We want to keep our current single family zoning on this site. The contact Team opposes any loss of Single Family 2 & 3 zoning.

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/planning.

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: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Robin Curle

Your Name (please print)

900 VASQUEZ AUSTIN TX

Your address(es) affected by this application

78741

Signature

Date

Daytime Telephone: 512-633-3011

Comments:

I Am in favor of the
Zoning Change. It is time for
redevelopment of this AREA. A
good example is the Mueller redevelopment
and what it did for AUSTIN.

☒ I am in favor
☐ I object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED
1/6/2014

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: Dec 8, 2015, Planning Commission

Natasha Williams

Your Name (please print)

101 Valdez St Austin, TX 78741

Your address(es) affected by this application

Neel

Signature

☐ I am in favor
☒ I object

12/1/15

Date

Daytime Telephone (512) 400-9445

Comments:

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Rogino Herrero

Su nombre (en letra de molde)

500 Gastrop Hwy Lot # 34

Su domicilio(s) afectado(s) por esta solicitud

No sabe escribir

Firma

12-16-2015

Fecha

Daytime Telephone: No phone

Comments:

Disabilitado

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Antonio Bando
Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

500 BASTROP HWY #415
Su domicilio(s) afectado(s) por esta solicitud

Antonio Bando
Firma

12/18/15
Fecha

Daytime Telephone: 512 696 4430

Comments: _____

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Numero de caso: C14-2015-0104 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

RONNIE RAMIREZ

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

500 E BASTROP HWY LOT 53

Su domicilio(s) afectado(s) por esta solicitud

Roddy Ray

Firma

12-16-15

Fecha

Daytime Telephone: 512 792 6934

Comments: _____

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Numero de caso: C14-2015-0104 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Branden Banner

Su nombre (en letra de molde)

446 Bastrop Hwy

Su domicilio(s) afectado(s) por esta solicitud

[Signature]

Firma

☐ Estoy a favor
☒ Yo me opongo

12/20/15

Fecha

Daytime Telephone: 512-216-3423

Comments: Hi we've Been at this
address for 3+ years our home.
our kids love it here and our
neighbors are great. I'm very Saddened
and dissapointed that yall are
trying to make us move. Just to
make condos to raise taxes to our
community.

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

FRANCISCO J. NUNEZ

Su nombre (en letra de molde)

500 BASTROP Hwy. #60

Su domicilio(s) afectado(s) por esta solicitud

AUSTIN TX 78724

Firma

Fecha

Daytime Telephone: 512-217 B71

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Fidel Gonzalez

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

500 bastrop Hwy. #28 Austin TX 78741

Su domicilio(s) afectado(s) por esta solicitud

Fidel Gonzalez

Firma

12-20-15

Fecha

Daytime Telephone: 512 389-20-89

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso: C14-2015-0104 Case Number: NPA-2015-0005.04

Persona designada: Andrew Moore, 512-974-7604

Audiencia Publica: Jan. 12, 2016, Planning Commission

Gregory Robles

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

Su domicilio(s) afectado(s) por esta solicitud

Andrew Robles

Firma

12-20-15

Fecha

Daytime Telephone: 512-

822-9085

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04

Persona designada: Andrew Moore, 512-974-7604

Audiencia Publica: Jan. 12, 2016, Planning Commission

Danny Silve

Su nombre (en letra de molde)

500 BASTROP HWY

Su domicilio(s) afectado(s) por esta solicitud

LOT 15

Firma

Fecha

Daytime Telephone: *—*

Comments:

*EUCRON IS COOL
AND CARE FOR EACH OTHER
AND I LOVE IT HERE*

☐ Estoy a favor
☒ Yo me opongo

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Javier Gonzalez

Su nombre (en letra de molde)

500 BASTARD HWY #25

Su domicilio(s) afectado(s) por esta solicitud

[Signature]
Firma

☐ Estoy a favor
☒ Yo me opongo

12-20-15

Fecha

Daytime Telephone: (512) 806-5387

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Numero de caso: C14-2015-0104 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Maria Amada Alijo de Hernandez
Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

500 Bastrop Hwy #666 Austin, TX 78744

Su domicilio(s) afectado(s) por esta solicitud

Maria Amada Alijo de Hernandez 12.26.15
Firma Fecha

Daytime Telephone: 512-739-3264

Comments: Don't have somewhere else
to move. No relocation to go.

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Numero de caso: C14-2015-01049 | Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

Su domicilio(s) afectado(s) por esta solicitud

~~500~~ ~~500~~ B STROP Hwy # 15 Austin TX 78741
Firm Fecl

Daytime Telephone (512) 299-6262 (512) 774-4087

Comments: Don't want to move. We've lived here yrs its the best place. I've lived everyone here is so friendly + caring.

Si usted usa esta forma para proveer comentarios, puede retornarlos :
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

ENRIQUE G. GARCIA
Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

Su domicilio(s) afectado(s) por esta solicitud

500 Bastrop Hwy
Firma

Dec. 20. 2015
Fecha

Daytime Telephone: 512-743 9016

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04

Persona designada: Andrew Moore, 512-974-7604

Audiencia Publica: Jan. 12, 2016, Planning Commission

Israel Molina Resendiz

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

444 HW 1835

Su domicilio(s) afectado(s) por esta solicitud

Israel Molina Resendiz

Firma

12-20-15

Fecha

Daytime Telephone: 512-545-9573

Comments: No Max muchos prosodimientes para consejar una bienda.

Necesitamos tener una respuesta que preda Ayudarnos para conseguir un lugar donde estar con mi familia. si usted que tiene nosotros no. teneremos muchas personas que Que necesitamos un Hogar. Gracias.
Attn. Israel Molina Resendiz

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Israel Molina Resendez

444 Hwy 183 S

512-545-2573

There are not many ways for me to find another home.

We need to have a response that can help us find a new place to live for me and my family.

This is about the haves and the have nots.

There are many people here who need help in finding a new home.

Thank You

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04

Persona designada: Andrew Moore, 512-974-7604

Audiencia Publica: Jan. 12, 2016, Planning Commission

Sandra Sorto

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

500 Bastrop Hwy

Su domicilio(s) afectado(s) por esta solicitud

[Firma]

Firma

12-15-15

Fecha

Daytime Telephone: 512-696-3809

Comments: Me Afecta Económicamente
Siendo que Soy madre Soltera
y no Cuanto Con mucho dinero
para Poder mantenerme.

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Sandra Soto

500 Bastrop Highway

512-696-3809

This case affects me economically as a single mother with not much money to be able to move.

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: C14-2015-01049 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Cynthia Martinez

Su nombre (en letra de molde)

☐ Estoy a favor
☒ Yo me opongo

500 Bastrop HWY #47

Su domicilio(s) afectado(s) por esta solicitud

Cynthia Martinez

Firma

12/16/15
Fecha

Daytime Telephone: 512-328-7606

Comments: Estoy totalmente opuesta
a esta propuesta. Van a dejar a mi
Familia el Conino sin un hogar esto
es lo unico que tenemos. Afecta la
escuela de 5 de ellos. Todos estudian
menos la bebe de 8 meses. Les Pido
por favor que no nos echen.

Si usted usa esta forma para proveer comentarios, puede retornarlos :
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

Cynthia Martinez
500 Bastrop Highway #47
512-328-7606

I am totally opposed to this case.

This case is going to leave my family (to include 6 children) without a place to live. This home is the only place we have to live. This also interrupts the education of the 5 of my school aged children; the baby is only 8 months old.

I ask you to please not take us from here.

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgará una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos en los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

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Numero de caso: C14-2015-0104 Case Number: NPA-2015-0005.04
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Jan. 12, 2016, Planning Commission

Saúl Madero

Su nombre (en letra de molde)

500 Bastrop Hwy Lot # 51

Su domicilio(s) afectado(s) por esta solicitud

Saúl Madero

Firma

Dec-20-2015

Fecha

Daytime Telephone: 512 529 8462

Comments:

Si ustedes pasan este cambio de Zona, van a permitir como a 50 Familias, familias como a mas de 200 a 300 personas y no van hacer fácil de relocar a todas en poco tiempo.

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Saul Madero

500 Bastrop Highway #51

512-589-8962

If you pass this change of zoning, you will be affecting about 50 families.

Families that equal to about 200 – 300 people.

Will these families be helped in the relocating process in such a short amount of time?



**The Montopolis Community Alliance a neighborhood association
December 1, 2015**

To All Interested Parties,

The purpose of this letter is to notify any interested party that the majority of the members of the Montopolis Community Allinace are in full support of the:

- 1) Zoning change requested for Zoning Case C14-2015-0104**
- 2) FLUM change NPA-2015-005.4_BWFLUM**

If you have any additional comments are questions ; please feel free to contact us.

**Thank you for your consideration,
del**

**Delwin Goss
President
Montopolis Community Alliance
6410 Ponca Street
Austin, Texas 78741
512-389-2133 home
512-507-7615 cell**

**Delwin Goss Chairman
Montopolis Community Alliance
6410 Ponca St
Austin, Texas 78741
512-389-2133 home/FAX
512-507-7615 cell**

TO: Mayor Steve Adler, Mayor Pro Tem Tovo and Council Members Houston, Garza, Renteria, Cortez, Kitchen, Zimmerman, Pool, Troxclair and Gallo. Andrew Moore, Neighborhood Planning Department

From: Larch Terrace Neighborhood Association- Librado Almanza, President

Date: February 8th, 2016

Subject: Opposition to ZONING CASE: C14-2015-01012015-005 & PLAN AMENDMENT CASE: NPA-2015-005.04. Property addresses: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454, 456 Bastrop Hwy SB; 500 Bastrop Hwy SB (23.091 acres)

The Larch Terrace Neighborhood Association opposes the Zoning and FLUM change for the Lenox Oaks Project, Case number C14-2015-01012015 and Neighborhood Plan Amendment 2015-005.04.

This zoning and FLUM request will negatively impact the Montopolis community and doesn't adhere to our Montopolis Neighborhood Plan adoption.

1. We oppose the loss of some of the most affordable housing in all of Austin. We oppose the gentrification and displacement of low-income and people of color from the Montopolis community. The Lenox Oaks Project offers no housing affordability. Over 50 families will be displaced by this zoning and FLUM request. We support keeping families together and in a community they love and call home.
2. We are concerned with the environmental impact on the larger Montopolis community. This level of intensive land development would involve massive devegetation and the installation of large amounts of impervious cover on lots where the current impervious cover percentage is zero to 10%. This project would pose significant environmental burdens for the existing population, in terms of both air quality and the exacerbation of flooding, as well as other environmental concerns. Moreover, the existing stormwater infrastructure cannot accommodate the present, much less future levels of development. Montopolis has witness flooding during several rain storms. In October 2015, Vargas Road was shut down due to massive flooding.
3. We are concerned with the high volume traffic this development will bring to the small streets in Montopolis and the negative impact on Allison Elementary School. Traffic will exit through Ponca Street and/or Valdez and then all traffic proceeds to Vargas Road or Montopolis Drive. These two street currently service the entire Montopolis community. Parents dropping off or picking up their children at Allison Elementary will have to deal with the high volume of traffic coming from the development of 356 apartment units and retail development. Also, there are no traffic signals on Vargas Road.

We ask that the City Council to support the residents at Cactus Rose Trailer Park. Please don't displace the families. Please oppose the zoning change and NPA.

TO: Mayor Steve Adler, Mayor Pro Tem Tovo and Council Members Houston, Garza, Renteria, Cortez, Kitchen, Zimmerman, Pool, Troxclair and Gallo. Andrew Moore, Neighborhood Planning Department

From: Vargas Neighborhood Association- Corazon Renteria, President

Date: February 9th, 2016

Subject: Opposition to ZONING CASE: C14-2015-01012015-005 & PLAN AMENDMENT CASE: NPA-2015-005.04. Property addresses: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454, 456 Bastrop Hwy SB; 500 Bastrop Hwy SB (23.091 acres)

The Vargas Neighborhood Association opposes the Zoning and FLUM change for the Lenox Oaks Project, Case number C14-2015-01012015 and Neighborhood Plan Amendment 2015-005.04.

This zoning and FLUM request will negatively impact the Montopolis community and doesn't adhere to our Montopolis Neighborhood Plan adoption.

1. We oppose the loss of some of the most affordable housing in all of Austin. We oppose the gentrification and displacement of low-income and people of color from the Montopolis community. The Lenox Oaks Project offers no housing affordability. Over 50 families will be displaced by this zoning and FLUM request. We support keeping families together and in a community they love and call home.
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We ask that the City Council to support the residents at Cactus Rose Trailer Park. Please don't displace the families. Please oppose the zoning change and NPA.

PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Dolores Godoy Mendez
Your Name (please print)

☐ I am in favor
☒ I object

452 Bastrop Hwy us 183 S,
Your address(es) affected by this application

Dolores Godoy Mendez
Signature

2-21-2016
Date

Daytime Telephone: 512 351 0694

Comments: I lived here for 5 yrs with Nasir being my owner. and I pay 600 per month. ^{never let} my grandson lives with me and he's nine and has a health problem. with learning he go to Smith Elementary in special Education and this took 2 year's just to try and get him in the right place and the right teachers, now yall want us to move, also the handicape Bus pick him up at the house. due to his condition please, don't make us leave, let us poor people live happy for a change.
If you use this form to comment, it may be returned to: Change, City of Austin
Planning & Zoning Department and I am 67 years old a senior citizen, and a handicape grandson, so please change your mind.
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810
Miso Mendez

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Numero de caso: C14-2015-0104

Persona designada: Andrew Moore, 512-974-7604

Audiencia Publica: Marzo 24, 2016, City Council

Su nombre (en letra de molde)

☐ I am in favor
☒ I object

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Daytime Telephone: _____

Comments: If we can't stay
at least help all who Rents
a house on this property
with 5000.00 so we can
Find a place to live without
children. Thank you again
Miss mendez

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Heather Vesina

Your Name (please print)

☐ I am in favor
☒ I object

500 bastrop hwy lot 50 Austin TX

Your address(es) affected by this application

78741

Heather Vesina

Signature

03/17/2016
Date

Daytime Telephone: 512 317-6795

Comments: I object because this is affordable
housing for me where am I to go
there is no help with relocation of my
mobile home, I feel this is a huge
mistake because where are all these people
suppose to go these are low-income
families trying to survive in a city with
high rent, highest rent in Texas.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Your Name (please print)

Margaret Post

☐ I am in favor
☒ I object

Your address(es) affected by this application

500 Eastrop Hwy #15
Margaret Post

3-13-16

Signature

Date

Daytime Telephone: 512 769-7703

Comments:

I am disabled & lived here
here 7 yrs safe & secure in
a home where I feel safe
SAFE

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Enrique Rojas

Your Name (please print)

434 Bastrop Hwy 1835 Lot 4

Your address(es) affected by this application

Enrique Rojas

Signature

Date

Daytime Telephone: 512 909 5143

Comments: I don't agree with the zoning as I would rather not have to move

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Christine Conway

Your Name (please print)

☐ I am in favor
☒ I object

500 OLD Bastrop Hwy

Your address(es) affected by this application

Christine Conway

Signature

Date

Daytime Telephone: 512 919-2823

Comments: It took me a very long time to get in here I was not informed of any of this. Not fair at all I am on a set income please don't make me go through hell to move all the people here are all very decent

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

City of Austin

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Andrew Moore

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Maria Banda

Your Name (please print)

500 Bastrop Hwy #51

Your address(es) affected by this application

Maria Banda

Signature

☐ I am in favor
☒ I object

3-13-16

Date

Daytime Telephone:

512 584-7431

Comments:

+ object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

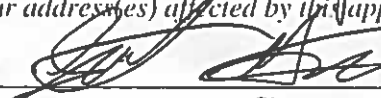
Public Hearing: March 24, 2016, City Council

Saul Antonio

Your Name (please print)

500 Eastrop Hwy 51

Your address(es) affected by this application



Signature

March 13, 2016

Date

Daytime Telephone: 731 1283

Comments: DON'T DO IT.

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Lorenel Sorellano

Your Name (please print)

☐ I am in favor
☒ I object

500 Bastrop Hwy #46 Austin TX 78747

Your address(es) affected by this application

Lorenel Sorellano

Signature

3-13-16

Date

Daytime Telephone: 512-786-7292

Comments: I ~~am~~ not in agree with the
Change of Song

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Maria Casas-

Your Name (please print)

☐ I am in favor
☒ I object

500 Bastrop #1214 #26 Austin TX 78744

Your address(es) affected by this application

Maria Casas-

Signature

3/13/16
Date

Daytime Telephone: 512-5791978

Comments: I'm not agree with the

Change of song

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Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Walter Brewster
Your Name (please print)

☐ I am in favor
☒ I object

500 Baxter
Your address(es) affected by this application

AUSTIN TEXAS
Signature

Date

Daytime Telephone: _____

Comments: None

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Marty Aguilar
Your Name (please print)

☐ I am in favor
☒ I object

1800 E 21st Street, Austin, TX 78702
Your address(es) affected by this application

Marty Aguilar
Signature

Date

Daytime Telephone: 512-547-5156

Comments: I think its unfair to
ask this community to move out and
removed their affordable housing for
something extremely out of their
reach, (more expensive).

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

JOSE VELASQUEZ

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

[Signature]

Signature

3/15/16
Date

Daytime Telephone:

512.695.4657

Comments:

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

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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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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 Zoning 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:

www.austintexas.gov/departments/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2015-0005.04
Contact: Maureen Meredith, (512) 974-2695
Public Hearings: Mar 24, 2016, City Council

☐ I am in favor
☒ I object

Arthur Taine
Your Name (please print)

1813 Parker Lane 5125077797
Your address(es) affected by this application

[Signature] 3/15/16
Signature Date

Comments:
Keep zoning as is we are
losing our neighbor hood
to rapid

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Doroteo Ruedas

Your Name (please print)

☐ I am in favor
☒ I object

1900 East Side Dr. Austin TX 78704

Your address(es) affected by this application

Doroteo Ruedas

Signature

3-15-16

Date

Daytime Telephone: 512-786-2147

Comments: Where are these people
going To go.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Joe Martinez

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone

512-919-2532

Comments:

I wish I could say that
I've heard favorable things about this
Property Sale. At the end of the day
people must be obligated to do the
right thing regardless of what capacity
they are working in. In my opinion
this applies to property owners also.
This document does not provide enough
space for me to continue but I welcome
the opportunity to speak to anyone about this
issue.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Joe Martinez

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Maria Rodriguez
Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Maria Rodriguez
Signature

3/15/16
Date

Daytime Telephone: 512 466-0313

Comments:

Need to leave things
how they are. People
can't afford too much
and taking there place
from them is not
right Please leave them
alone

Thank you
Maria Rodriguez

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Sandra Nafaren

Your Name (please print)

☐ I am in favor
☒ I object

500 HWY S. 183 Austin TX 78741

Your address(es) affected by this application

[Signature]

Signature

3/13/16

Date

Daytime Telephone: (512) 910 1184

Comments: Me preocupa el cambio de zona
y el cambio como sera?
Me pregunto el ostrago en
Mis hijos la escucha sus emociones
al tener el cambio de zona
Nosotros estamos preocupados
por todo lo dificil que sera
para todos los residentes.
No es facil experimentar estas
situaciones. estar pensando dia con dia
que va pasar

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Sandra Nataren

500 Bastrop Highway

512-910-1184

I am worried about the rezoning and changes that will occur. Please explain the changes.

I ask myself about the effects this will have on my children's education and emotions regarding this change in zoning.

We are worried about all of the difficulties that all of the residents will be going through.

This situation should not be an experiment on the residents and thinking everyday what exactly is happening.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

ANADA Hernandez

Your Name (please print)

☐ I am in favor
☒ I object

500 Bastrop Hwy # 66

Your address(es) affected by this application

Anada Hernandez

Signature

3-13-16

Date

Daytime Telephone: 512 739 32 64

Comments: yo no tengo donde

vivir y no quiero perder

mi casa y yo me quiero

quedar aqui si es posible

y si me mueven me sea

un lugar cerca de donde

pase el buss escolar o

del Capitol metro

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Amanda Hernandez

500 Bastrop Highway #66

512-736-3264

I have nowhere else to live and I do not want to lose my home. I want to stay here.

Is it possible that if I am moved that it would be a place that has a school bus and Capitol Metro bus nearby?

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Veronica Dominguez

Signature

3.18.016

Date

Daytime Telephone: 512-512-948-6488

Comments: Mi comentario es que ~~sin~~
~~ex~~ posibilidad de buscar un lugar
aqui mismo en la ciudad
para movernos. Y que nos
paguen la movida y todos los
cerbidos. ^{o que nos compre nuestro casa} porque nuestros egares
para nosotros es de mucho valor
para nuestros hijos. Que es nuestra
familia.

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Veronica Dominguez

500 Bastrop Highway

512-945-6498

My comment is if there is if there is a possibility of finding a new place to live within the city limits and for the moving fees & utility services to be paid or to buy a house for us because the homes we have are of great value to us & our children.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Wilton Garcia E.

Your Name (please print)

☐ I am in favor
☒ Object

32.

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-545 69-65

Comments: a boy a perder mi casa

y no tengo donde vivir por
eso necesito ayuda para no
perder la necesidad de su ayuda

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Victor Garcia

500 Bastrop Highway

512-545-6965

I will be losing my house and I do not have anywhere else to live. That is why I need help not to lose it. I am asking for your help.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Ramon Gonzalez

Your Name (please print)

500 BOSTON WAY #402

AUSTIN TX 78741

Your address(es) affected by this application

Ramon Gonzalez

Signature

3-13-16

Date

Daytime Telephone: 512 848-1764

Comments:

La quiciera que nos habiamos
para otro terreno cerca
mantenemos unidos don de
nos dicen siendo cerca de la
ciudad y unidos
Gracias

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Ramon Gonzales

500 Bastrop Highway #42

512-848-1764

I would like for us to get moved to a nearby residence. Keeping us together and near the city, united.

Thank You

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Abel Garcia

Your Name (please print)

☐ I am in favor
☒ I object

4324 bastrop HWY

Your address(es) affected by this application

[Signature]

Signature

03-13-16

Date

Daytime Telephone: 512 730 9527

Comments: no me ficro movi

porque aki tenso selca

la escuela de mis hisa

y mi hisa tiene que

estar constante con el doctor

por eso ha lo apuro

esta es una comunidad

may frontilal y aki estar bien

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Abel Garcia

500 Bastrop Highway

512-730-9527

I do not want to move because I am near the schools that my children go to & near my daughters doctor that she visits frequently. This is why I do not approve. This is a tranquil community and we are just fine where we are.

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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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 Zoning 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:

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 Zoning 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-2015-0005.04

Contact: Maureen Meredith, (512) 974-2695

Public Hearings: Mar 24, 2016, City Council

☐ I am in favor
☒ I object

JOSE SARELLANO

Your Name (please print)

500 BASTROP HIGHWAY 7874
AUSTIN TX

Your address(es) affected by this application

Jose Sarellano

Signature

3/13/2016

Date

Comments:

TEGO 34 AÑOS VIVIENDO
AQUI YO QUIERO QUE ME
MUEVAN A OTRO
LUGAR

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Jose Sarellano

500 Bastrop Highway

I have lived here 34 years. I would like to be moved to another place.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

~~Portorio Garcia~~ *Portorio Garcia*
Your Name (please print) *Garcia*

☐ I am in favor
☒ I object

500 Hwy 183 S. #13 Austin Tx 78741
Your address(es) affected by this application

Portorio Garcia *3/13/16*
Signature Date

Daytime Telephone: *(512) 389 2167*

Comments:

Yo Ave que le Pienso
esperar aver que se
soluciona

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Dolores Godoy Mendez
Your Name (please print)

☐ I am in favor
☒ I object

452 Bastrop Hwy us 183 S,
Your address(es) affected by this application

Dolores Godoy Mendez
Signature

2-21-2016
Date

Daytime Telephone: 512 351 0694

Comments: I lived here for 5 yrs with Nasir being my owner. and I pay 600 per month. ^{never let} my grandson lives with me and he's nine and has a health problem. with learning he go to Smith Elementary in special Education and this took 2 year's just to try and get him in the right place and the right teachers, now yall want us to move, also the handicape Bus pick him up at the house. due to his condition please don't make us leave, let us poor people live happy for a change. If you use this form to comment, it may be returned to: Change, City of Austin " oh. I am his grandmother! Thank you Planning & Zoning Department and I am 67 years old. a senior citizen, and a handicape grandson, so please change your mind. Miss Mendez

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2015-0104

Persona designada: Andrew Moore, 512-974-7604

Audiencia Publica: Marzo 24, 2016, City Council

Su nombre (en letra de molde)

☐ I am in favor
☒ I object

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Daytime Telephone: _____

Comments: If we can't stay
at least help all who Rents
a house on this property
with 5000.00 so we can
Find a place to live without
children. Thank you again
Miss mendez

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Heather Vesina

Your Name (please print)

☐ I am in favor
☒ I object

500 bastrop hwy lot 50 Austin TX

Your address(es) affected by this application

78741

Heather Vesina

Signature

03/17/2016
Date

Daytime Telephone: 512 317-6795

Comments: I object because this is affordable
housing for me where am I to go
there is no help with relocation of my
mobile home, I feel this is a huge
mistake because where are all these people
suppose to go these are low-income
families trying to survive in a city with
high rent, highest rent in Texas.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Your Name (please print)

Margaret Post

☐ I am in favor
☒ I object

Your address(es) affected by this application

500 Eastrop Hwy #15
Margaret Post

3-13-16

Signature

Date

Daytime Telephone:

512 769-7703

Comments:

I am disabled & lived here
here 7 yrs safe & secure in
a home where I feel safe
SAFE

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Enrique Rojas

Your Name (please print)

434 Bastrop Hwy 1835 Lot 4

Your address(es) affected by this application

Enrique Rojas

Signature

Date

Daytime Telephone: 512 909 5143

Comments: I don't agree with the zoning as I would rather not have to move

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Christine Conway

Your Name (please print)

☐ I am in favor
☒ I object

500 OLD Bastrop Hwy

Your address(es) affected by this application

Christine Conway

Signature

Date

Daytime Telephone: 512 919-2823

Comments: It took me a very long time to get in here I was not informed of any of this. Not fair at all I am on a set income please don't make me go through hell to move all the people here are all very decent

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Maria Banda

Your Name (please print)

500 Bastrop Hwy #51

Your address(es) affected by this application

Maria Banda

Signature

☐ I am in favor
☒ I object

3-13-16

Date

Daytime Telephone:

512 584-7431

Comments:

+ object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

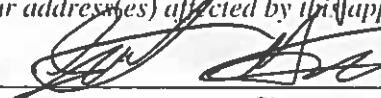
Public Hearing: March 24, 2016, City Council

Saul Antonio

Your Name (please print)

500 Eastrop Hwy 51

Your address(es) affected by this application



Signature

March 13, 2016

Date

Daytime Telephone: 731 1283

Comments: DON'T DO IT.

☐ I am in favor
☒ I object

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Lorenel Sorellano

Your Name (please print)

☐ I am in favor
☒ I object

500 Bastrop Hwy #46 Austin TX 78747

Your address(es) affected by this application

Lorenel Sorellano

Signature

3-13-16

Date

Daytime Telephone: 512-786-7292

Comments: I do not agree with the
Change of Song

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

City of Austin

Planning & Zoning Department

Andrew Moore

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Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Maria Casas-

Your Name (please print)

☐ I am in favor
☒ I object

500 Bastrop #124 #26 Austin TX 78744

Your address(es) affected by this application

Maria Casas-

Signature

3/13/16
Date

Daytime Telephone: 512-5791978

Comments: I'm not agree with the

Change of song

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Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Walter Brewster
Your Name (please print)

☐ I am in favor
☒ I object

500 Baxter
Your address(es) affected by this application

AUSTIN TEXAS
Signature

Date

Daytime Telephone: _____

Comments: Mon

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Marty Aguilar

Your Name (please print)

☐ I am in favor
☒ I object

1800 E 21st Street, Austin, TX 78702

Your address(es) affected by this application

Marty Aguilar

Signature

Date

Daytime Telephone: *512-547-5156*

Comments:

I think its unfair to ask this community to move out and removed their affordable housing for something extremely out of their reach, (more expensive).

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

JOSE VELASQUEZ

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

[Signature]

Signature

3/15/16
Date

Daytime Telephone:

512.695.4657

Comments:

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

City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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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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 Zoning 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:

www.austintexas.gov/departments/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning 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-2015-0005.04
Contact: Maureen Meredith, (512) 974-2695
Public Hearings: Mar 24, 2016, City Council

☐ I am in favor
☒ I object

Arthur Taine
Your Name (please print)

1813 Parker Lane 5125077797
Your address(es) affected by this application

[Signature] 3/15/16
Signature Date

Comments:

Keep zoning as is we are
losing our neighbor hood
to rapid

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Doroteo Ruedas

Your Name (please print)

☐ I am in favor
☒ I object

1900 East Side Dr. Austin TX 78704

Your address(es) affected by this application

Doroteo Ruedas

Signature

3-15-16

Date

Daytime Telephone: 512-786-2147

Comments: Where are these people
going To go.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Joe Martinez

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone

512-919-2532

Comments:

I wish I could say that
I've heard favorable things about this
property sale. At the end of the day
people must be obligated to do the
right thing regardless of what capacity
they own it in. In my opinion
this applies to property owners also.
This document does not provide enough
space for me to continue but I welcome
the opportunity to speak to anyone about this
issue.

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Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Joe Martinez

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Maria Rodriguez

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Maria Rodriguez

Signature

3/15/16
Date

Daytime Telephone: 512 466-0313

Comments:

Need to leave things
how they are. People
can't afford too much
and taking there place
from them is not
right Please leave them
alone

Thank you
Maria Rodriguez

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Andrew Moore

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Sandra Nafaren

Your Name (please print)

☐ I am in favor
☒ I object

500 HWY S. 183 Austin TX 78741

Your address(es) affected by this application



Signature

3/13/16

Date

Daytime Telephone: (512) 910 1184

Comments: Me preocupa el cambio de zona
y el cambio como sera?
Me pregunto el ostrago en
Mis hijos la escucha sus emociones
al tener el cambio de zona
Nosotros estamos preocupados
por todo lo dificil que sera
para todos los residentes.
No es facil experimentar estas
situaciones. estar pensando dia con dia
que va pasar.

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Sandra Nataren

500 Bastrop Highway

512-910-1184

I am worried about the rezoning and changes that will occur. Please explain the changes.

I ask myself about the effects this will have on my children's education and emotions regarding this change in zoning.

We are worried about all of the difficulties that all of the residents will be going through.

This situation should not be an experiment on the residents and thinking everyday what exactly is happening.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

ANADA Hernandez

Your Name (please print)

☐ I am in favor
☒ I object

500 Bastrop Hwy # 66

Your address(es) affected by this application

Anada Hernandez

Signature

3-13-16

Date

Daytime Telephone: 512 739 32 64

Comments: yo no tengo donde

vivir y no quiero perder

mi casa y yo me quiero

quedar aqui si es posible

y si me mueven me sea

un lugar cerca de donde

pase el buss escolar o

del Capitol metro

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Amanda Hernandez

500 Bastrop Highway #66

512-736-3264

I have nowhere else to live and I do not want to lose my home. I want to stay here.

Is it possible that if I am moved that it would be a place that has a school bus and Capitol Metro bus nearby?

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Veronica Dominguez
Signature

3.18.16
Date

Daytime Telephone: 512-512-948-6488

Comments: Mi comentario es que si
hay posibilidad de buscar un lugar
aqui mismo en la ciudad
para movernos. Y que nos
paguen la movida y todos los
servicios, o que nos compren el caso
porque nosotros agares
para nosotros es de mucho valor
para nuestros hijos. Que es nuestra
familia.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Veronica Dominguez

500 Bastrop Highway

512-945-6498

My comment is if there is if there is a possibility of finding a new place to live within the city limits and for the moving fees & utility services to be paid or to buy a house for us because the homes we have are of great value to us & our children.

PUBLIC HEARING INFORMATION

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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/planning.

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: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Wilton Garcia E.

Your Name (please print)

☐ I am in favor
☒ Object

32.

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-545 69-65

Comments: a boy a perder mi casa

y no tengo donde vivir por
eso necesito ayuda para no
perder la necesidad de su ayuda

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Victor Garcia

500 Bastrop Highway

512-545-6965

I will be losing my house and I do not have anywhere else to live. That is why I need help not to lose it. I am asking for your help.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Ramon Gonzalez

Your Name (please print)

500 BOSTON WAY #402

AUSTIN TX 78741

Your address(es) affected by this application

Ramon Gonzalez

Signature

3-13-16

Date

Daytime Telephone: 512 848-1764

Comments:

La quiciera que nos habiamos
para otro terreno cerca
mantenemos unidos don de
nos dicen siendo cerca de la
ciudad y unidos
Gracias

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Ramon Gonzales

500 Bastrop Highway #42

512-848-1764

I would like for us to get moved to a nearby residence. Keeping us together and near the city, united.

Thank You

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.

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www.austintexas.gov/planning.

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

Abel Garcia

Your Name (please print)

☐ I am in favor
☒ I object

4324 bastrop HWY

Your address(es) affected by this application

[Signature]

Signature

03-13-16

Date

Daytime Telephone: 512 730 9527

Comments: no me ficro movi

porque aki tenso selca

la escuela de mis hisa

y mi hisa tiene que

estar constante con el doctor

por eso ha lo apuro

esta es una comunidad

may frontilal y aki estar bien

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Abel Garcia

500 Bastrop Highway

512-730-9527

I do not want to move because I am near the schools that my children go to & near my daughters doctor that she visits frequently. This is why I do not approve. This is a tranquil community and we are just fine where we are.

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 Zoning 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:

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 Zoning 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-2015-0005.04

Contact: Maureen Meredith, (512) 974-2695

Public Hearings: Mar 24, 2016, City Council

☐ I am in favor
☒ I object

JOSE SARELLANO

Your Name (please print)

500 BASTROP HIGHWAY
AUSTIN TX 78744

Your address(es) affected by this application

Jose Sarellano

Signature

3/13/2016

Date

Comments:

TEGO 34 AÑOS VIVIENDO
AQUI YO QUIERO QUE ME
MUEVAN A OTRO
LUGAR

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Jose Sarellano

500 Bastrop Highway

I have lived here 34 years. I would like to be moved to another place.

PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0104

Contact: Andrew Moore, 512-974-7604

Public Hearing: March 24, 2016, City Council

~~Portorio Garcia~~ *Portorio Garcia*
Your Name (please print) *Garcia*

☐ I am in favor
☒ I object

500 Hwy 183 S. #13 Austin Tx 78741
Your address(es) affected by this application

Portorio Garcia *3/13/16*
Signature Date

Daytime Telephone: *(512) 389 2167*

Comments:

Yo Ave que le Pienso
esperar aver que se
soluciona

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Porfitiro Garcia

500 Bastrop Highway

512-389-2167

I will reserve my opinion until later.

I will wait for resolution.

Case #: C14-2015-0104

Case #: NPA-2015-0005.04

Porfitiro Garcia

500 Bastrop Highway

512-389-2167

I will reserve my opinion until later.

I will wait for resolution.