

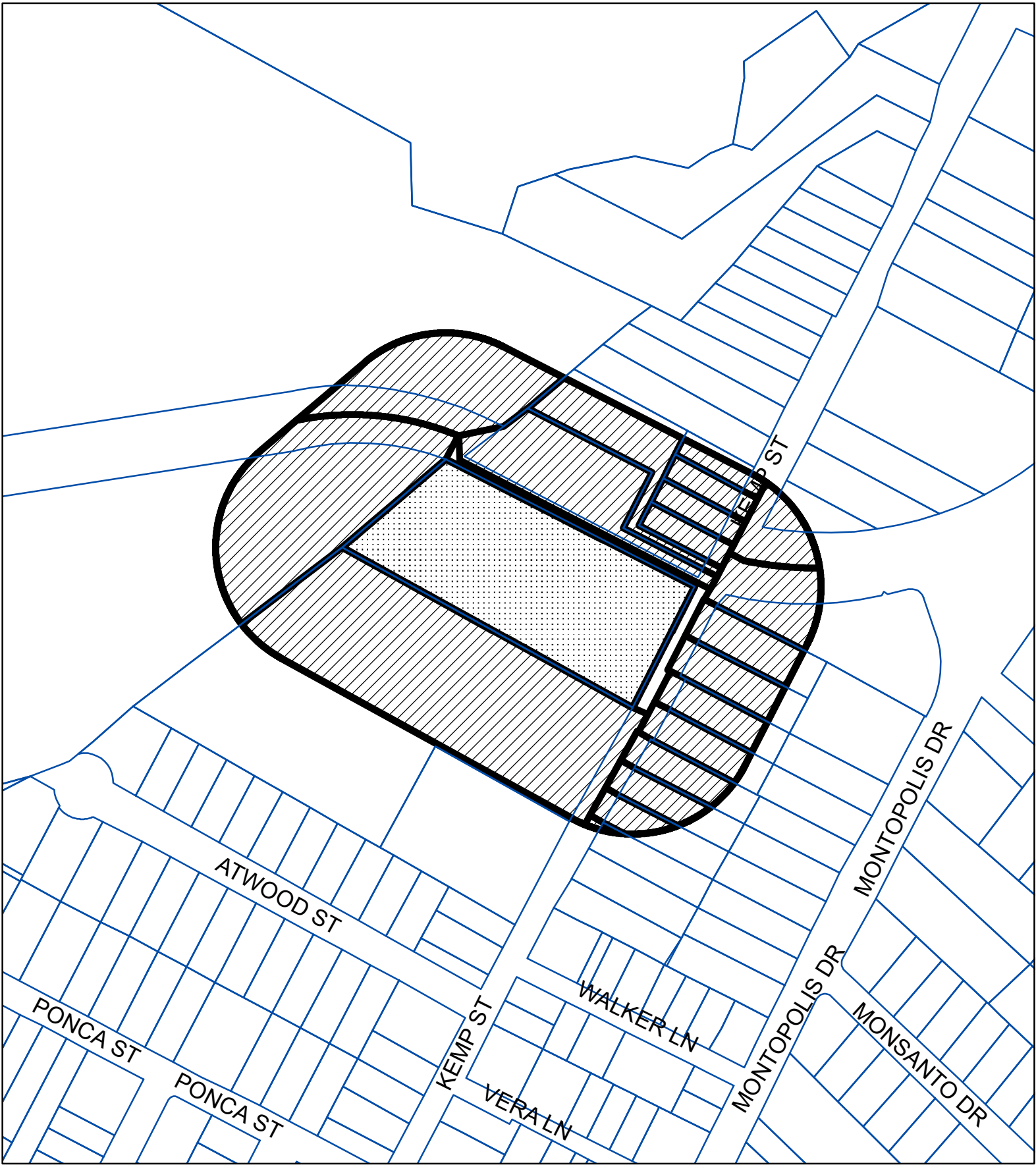
Case Number:
C14-2020-0038

PETITION

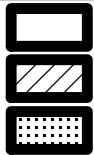
Date: 7/29/2020
Total Square Footage of Buffer: 404932.3006
Percentage of Square Footage Owned by Petitioners Within Buffer: 31.37%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0302160104	E RIVERSIDE DR 78741	CITY OF AUSTIN	no	39757.31	0.00%
0303170204	500 MONTOPOLIS DR	CITY OF AUSTIN	no	17072.05	0.00%
0303170132	416 KEMP ST AUSTIN 78741	CLOVIS PARKLAND FAMILY TRUST	yes	19886.52	4.91%
0304160228	509 KEMP ST AUSTIN 78741	CONTI JEFF & REGIS G	yes	9516.98	2.35%
0304160229	507 KEMP ST AUSTIN 78741	CONTI REGIS G	no	9521.65	0.00%
0302160201	E RIVERSIDE DR 78741	ECOLOGY ACTION OF TEXAS	yes	67854.44	16.76%
0303170131	414 KEMP ST 78741	FERNANDEZ SCOTT	no	6122.02	0.00%
0304160217	517 KEMP ST 78741	FLORENCES COMFORT HOUSE INC	no	612.21	0.00%
0304160103	600 KEMP ST 78741	HOME TREES LLC	no	118090.53	0.00%
0304160219	513 KEMP ST 78741	HOWARD JAMES JR & EUGENE & REGINA MITCHELL&	yes	7311.61	1.81%
0303170130	412 KEMP ST 78741	LABOSSIERE CECILE	no	6137.82	0.00%
0304160220	511 KEMP ST 78741	LEI KENDALL Y K & STEPHANIE P MAK &	no	8649.40	0.00%
0303170133	418 KEMP ST 78741	LUNSFORD JESSE &	no	35814.49	0.00%
0303170129	410 KEMP ST 78741	MCKENZIE ADRIEN	no	6151.23	0.00%
0304160218	515 KEMP ST AUSTIN 78741	PONZIANO FLORENCE LIFE ESTATE	no	5004.92	0.00%
0304160222	505 KEMP ST 78741	SOLIS TOMAS	yes	10894.57	2.69%
0303170128	408 KEMP ST AUSTIN 78741	STROSS TREY J	no	4346.77	0.00%
0304160801					
0304160802	503 KEMP ST A	BRAZIL COHL R & LONDON			
0304160803	503 KEMP ST B	FENTON RYAN M	yes	11550.26	2.85%
0303170228	KEMP ST	BLACK DOT BUILDERS LLC	no	11348.04	0.00%
Total				395642.80	31.37%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2020-0038

Exhibit D



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

Clark, Kate

From: Matt Aquizap
Sent: Monday, July 20, 2020 10:42 AM
To: Clark, Kate
Subject: 508 kemp rezoning

*** External Email - Exercise Caution ***

Hello Kate. I am emailing you in regards to the rezoning of 508 kemp street. I am in opposition in the rezoning of this property. The rezoning will be detrimental to the landscape and rapid gentrification of this community.

The excavation of this lot will create greater erosion into the country club water shed and increased urban run off into the Colorado River. This section of woods is a essential habitat to many wildlife and and would further displace and lessen this habitat. The property that 508 backs down to (circle acres) ran by ecology action, has been an essential part of this community. The development of 508 would drastically impact the progress that has been made To restore this land, that has been polluted over generations of illegal dumping.

This proposal also goes against the recommendation of the city planning and zoning committee and overwhelming opposition of community. The commission ruled against the staff and overwhelming opposition of the community because of the non binding promise of a single "affordable" unit, which would still be valued well above the median home value in the area. Several rezoning plans near this property are in the works with an anticipated addition of over 200 hundred units on this small street. This lot is in the middle of the street and there simply is not space to add an additional 30 more units.

Montopolis was singled out as an area to protect in the City of Austin and UT's Uprooted study on gentrification. This would be a slap in the face to rezone this street and accelerate gentrification in the area.

Pleas take this point into consideration when voting on the rezoning of this property.

Thank you, Matt aquizap
Sent from my iPhone

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Clark, Kate

From: Mark Hall
Sent: Monday, July 20, 2020 12:03 PM
To: Clark, Kate
Subject: 508 Kemp Rezoning

*** External Email - Exercise Caution ***

Hello Kate. I am emailing you in regards to the rezoning of 508 Kemp street. I am in opposition in the rezoning of this property. The rezoning will be detrimental to the landscape and rapid gentrification of this community.

The excavation of this lot will create greater erosion into the country club water shed and increased urban run off into the Colorado River. This section of woods is an essential habitat to many wildlife and would further displace and lessen this habitat. The property that 508 backs down to (circle acres) ran by ecology action, has been an essential part of this community. The development of 508 would drastically impact the progress that has been made to restore this land, that has been polluted over generations of illegal dumping.

This proposal also goes against the recommendation of the city planning and zoning committee and overwhelming opposition of the community. The commission ruled against the staff and overwhelming opposition of the community because of the non binding promise of a single "affordable" unit, which would still be valued well above the median home value in the area. Several rezoning plans near this property are in the works with an anticipated addition of over 200 hundred units on this small street. This lot is in the middle of the street and there simply is not space to add an additional 30 more units.

Montopolis was singled out as an area to protect in the City of Austin and UT's Uprooted study on gentrification. This would be a slap in the face to rezone this street and accelerate gentrification in the area.

Please take this point into consideration when voting on the rezoning of this property.

Thank you, Mark Hall.

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Clark, Kate

From: Emily Wright
Sent: Monday, July 20, 2020 7:35 PM
To: Clark, Kate
Subject: Feedback for rezoning case: 508 Kemp St.

*** External Email - Exercise Caution ***

Hi Kate,

I am emailing you in regards to the rezoning of 508 Kemp Street. I am in opposition of the rezoning of this property as the rezoning will be detrimental to the landscape and rapid gentrification of this community.

This proposal goes squarely against the recommendation of the City Planning and Zoning Committee alongside an overwhelming opposition from the neighboring community. The commission ruled against the staff and overwhelming opposition of the community because of the non-binding promise of a single "affordable" unit, which would still be valued well above the median home value in the area. A single, potentially "affordable" unit is not enough to reverse the zoning recommendation of the city committee.

Additionally, Montopolis has been singled out as an area to protect in the City of Austin and UT's [Uprooted](#) study on gentrification. To go against the recommendation of the City's zoning committee and to go against an academic study on how to further prevent displacement of Austin communities would be devastating for the community.

On top of displacement and gentrification issues, the excavation of this lot will create greater erosion into the Country Club Creek Watershed and increased urban runoff into the Colorado River. This wooded section is an essential habitat to many native wildlife and would further displace and lessen their ever disappearing habitats. The neighboring property to this proposed development is run by [Ecology Action](#), a 501(c)3 nonprofit that accelerates ecosystem recovery through biodiversity enhancement, water quality improvements and regenerative land stewardship - and an essential part of this community. The development of 508 Kemp would drastically impact the progress that has been made to restore this land that has been polluted over generations of illegal dumping.

Thank you for considering these points when voting on the rezoning of this property. I am not interested in speaking at the upcoming hearing, but I would be interested in attending.

Best,
Emily

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Clark, Kate

From: Amy Schweiss
Sent: Tuesday, July 21, 2020 11:23 AM
To: Clark, Kate; District 1
Subject: Rezoning of 508 Kemp Street

*** External Email - Exercise Caution ***

Hello,

I'm writing in opposition of rezoning 508 Kemp Street. The commission ruled against the recommendation of the City Planning & Zoning Committee staff and the overwhelming opposition of the community to support this rezoning. Among their reasons for supporting the rezoning was the promise of a single "affordable" unit, which would still be valued well above the median home value in the area, and there is no way of ensuring the developers will make good on their non-binding promise.

I am generally pro-housing and pro-density but Montopolis has been singled out by the City of Austin and UT's Uprooted study on gentrification as one of the city's most vulnerable areas. It would be a slap in the face to rezone this street and accelerate gentrification in the area without taking serious steps to ensure the affordability and character of the neighborhood are preserved, which the current proposal does not do.

Regards,
Amy Schweiss

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Clark, Kate

From: Cody Martz
Sent: Tuesday, July 21, 2020 5:24 PM
To: Clark, Kate
Subject: Opposition of 508 Kemp street rezoning

*** External Email - Exercise Caution ***

Hello Kate,

I am emailing you in regards to the rezoning of 508 Kemp street. I am in opposition of the rezoning of this property. The potential rezoning will be detrimental to the landscape and contribute to the rapid gentrification of this community.

The excavation of this lot will create greater erosion into the country club water shed and increase urban run off into the Colorado River. This section of woods is an essential habitat to many wildlife and would further displace and lessen their presence. The property that 508 Kemp backs down to is Circle Acres, run by Ecology Action, and it has been an essential part of the community. The development of 508 Kemp would drastically impact the progress that has been made to restore this land after generations of illegal dumping.

This proposal also goes against the recommendation of the CitAustin Planning and Zoning Committee and ignores the overwhelming opposition from the community. The commission ruled against the staff and the community because of the non binding promise of a single "affordable" unit, which would be valued well above the median home value in the area. Several rezoning plans near this property are in the works with an anticipated addition of over two hundred units on this small street. This lot is in the middle of the street and there is simply not space to add an additional 30 units.

Montopolis was singled out as an area to protect in the City of Austin and UT's uprooted study on gentrification. Supporting the rezoning would be a slap in the face to this street and the community that surrounds it.

Please take this point into consideration when voting on the rezoning of this property.

Thank you,

Cody Martz

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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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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 the 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: C14-2020-0038

Contact: Kate Clark, 512-974-1237

Public Hearing: July 30, 2020, City Council

Eric Suburban
Your Name (please print)

☒ I am in favor
☐ I object

613 Kemp St
Your address(es) affected by this application

[Signature]
Signature

7/22/20
Date

Daytime Telephone: 512-861-8098

Comments: I support cleaning up the
neighborhood with a nice development.
Currently these vacant
fields attract crime &
drug users.
We support this!

If you use this form to comment, it may be returned to:
City of Austin, Planning & Zoning Department

Kate Clark

P. O. Box 1088, Austin, TX 78767

Or email to:

Kate.Clark@austintexas.gov

Clark, Kate

From: Jonny Clarke
Sent: Monday, July 27, 2020 5:19 PM
To: Clark, Kate
Subject: 508 Kemp Rezoning

*** External Email - Exercise Caution ***

Hello Kate.

I am emailing you in regards to the proposed rezoning of 508 Kemp Street. I am in opposition of the rezoning of this property. The rezoning will be detrimental to the landscape and rapid gentrification of this community.

Please seriously consider these points when voting:

- The excavation of this lot will create greater erosion into the country club water shed and increased urban run off into the Colorado River. This section of woods is an essential habitat to a variety of wildlife, and construction would further displace and lessen this habitat.
- The property that 508 backs on to (circle acres) run by Non-profit 'Ecology Action', has been an essential part of this community, and they have spent years repairing the landscape here, after years of pollution from illegal dumping. The development of 508 would drastically impact the progress that has been made to restore this land.
- This proposal also goes against the recommendation of the city planning and zoning committee and overwhelming opposition of the local community. The commission ruled against the staff and overwhelming opposition of the community because of the non-binding promise of a single "affordable" unit, which would still be valued well above the median home value in the area.
- Several rezoning plans near this property are in the works with an anticipated addition of over 200 hundred units on this small street. This lot is in the middle of the street and there simply is not space to add an additional 30 more units.
- Montopolis was singled out as an area to protect in the City of Austin and UT's Uprooted study on gentrification.
- The rezoning of this lot would be a slap in the face to the local community.

Thank you for your time and consideration,

Jonny Clarke

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