

Hello Kate.

I am writing to you today 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 watershed 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,

Hello Kate. Thank you for keeping us poor residents in the Montopolis area of what's going on. I oppose this rezoning of Kemp. I have been living in the area all my life and I don't like what they are trying to do to our community! Property taxes too high as it is. Thank you  
Myrtle Robinson  
508 Kemp St. Austin, TX 78705

Hello Kate.

I am writing to you today 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 watershed 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,

A handwritten signature in black ink that reads "John Thomas Dwall". The signature is written in a cursive, flowing style with a large, prominent 'J' and 'D'.

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,

 & 

Colin P. Ross

Kate Bernd

204 MONTOPOLIS DRIVE

Hello Kate.

I am writing to you today 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 watershed 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,

Joe R. Villarreal  
305 Kemp St.  
Austin, Tx 78741

Joe R. Villarreal

## Clark, Kate

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**From:** Matt Aquizap  
**Sent:** Monday, September 28, 2020 9:14 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.

Please 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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Hello Kate,

Regarding: 508 Kemp Street/C14-2020-0038/ SF-3-NP to SF-6

I am emailing you in regards to the rezoning of 508 Kemp Street. I am in opposition of the rezoning of this property. The rezoning will be detrimental to the neighborhood and affect the ecology and habitat that live below it where ecology action has created a beautiful habitat for wildlife that is utilized by the community.

This proposal also goes against the recommendation of the city planning and zoning committee and overwhelming opposition of community. Montopolis has also been an area identified that needed protection by the City of Austin and UT's Uprooted study on gentrification.

Please take this into consideration when voting on the rezoning of this property. There are other lots within Montopolis that are already zoned SF-6 and they should be utilized rather than disrupt an SF-3 area where the street does not have ample width, sidewalks, etc... to absorb the density of SF-6 housing.

Thank you,  
Cecile M. LaBossiere

## Clark, Kate

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**From:** Jessica Foster  
**Sent:** Monday, September 28, 2020 9:50 PM  
**To:** Clark, Kate  
**Subject:** Letter to City Council

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member *Clark*.

I am writing today to ask for your support in protecting the Montopolis neighborhood. [On October 1st](#) City Council members will discuss upzoning the property 508 Kemp St. to SF-6. This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways.

The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism. The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the [508 Kemp St.](#) property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the greater Austin community who use Kemp street and the Montopolis bridge as a commuter friendly route to connect to

downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St. Thank you.

Sincerely,

Jessica Foster, [REDACTED], (615) 730-1580

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## Clark, Kate

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**From:** Krystof Donovan  
**Sent:** Tuesday, September 29, 2020 1:45 AM  
**To:** Clark, Kate  
**Subject:** Letter for City Council

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member (*Pool, Kitchen, Tovo, Alter and Mayor Steve Adler*),

I am writing today to ask for your support in protecting the Montopolis neighborhood. On October 1st City Council members will discuss upzoning the property 508 Kemp St. to SF-6. This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways.

The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism. The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the 508 Kemp St. property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the greater Austin community who use Kemp street and the

Montopolis bridge as a commuter friendly route to connect to downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St. Thank you.

Sincerely,  
*Krystof Donovan*

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## Clark, Kate

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**From:** Attila Bányi  
**Sent:** Tuesday, September 29, 2020 8:34 AM  
**To:** Clark, Kate; Pool, Leslie; Adler, Steve; Kitchen, Ann; Alter, Alison; Tovo, Kathie  
**Subject:** Letter for Austin City Council

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member (Pool, Kitchen, Tovo, Alter, Clark and Mayor Steve Adler),

I am writing today to ask for your support in protecting the Montopolis neighborhood. On October 1st City Council members will discuss upzoning the property 508 Kemp St. to SF-6.

I'm from Sajóbáony, Hungary, but unfortunately all this affects me too.

I ride BMX since 2006, when I was a kid, and I still ride now too, even next to university and work. I don't know if you know how it feels when you passionately and humbly love doing a sport - what could give more in your life than any other things -, but I hope you do. Our community is a global community, friendships exist all over the world, we welcome each other on our trails, which we dig by our own hands, and maintain every year, through all the year. One of the world's best and most famous trails takes place in the East Side Woods, and unfortunately I couldn't ride there yet. I was planning an American trip when I finish the University, to ride those amazing trails and help the locals maintain them, but if you won't protect the said neighbourhood, you will take so many chances (including mine) to ride them. You can guess what you have in your town if I want to go there from Hungary.

Also you should consider this to protect nature and animals, not to deprive them from their homes, because of a money-talking concrete-jungle. Just think about how you would feel if someone would go to your neighbourhood and destroy habitat, and you should take your whole family to a life-threatening, unfamiliar neighborhood - if you escape alive. Wait. Almost this will happen to the local people too.

Please, stop this process and give this neighbourhood a chance to live like before.

I'll paste the words of my friend from ATX too.

This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways. The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism.

The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the 508 Kemp St. property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the greater Austin community who use Kemp street and the Montopolis bridge as a commuter friendly route to connect to downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St.

Thank you.

Sincerely,  
Attila Bányi



+36302797768

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## Clark, Kate

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**From:** Devon Lampman  
**Sent:** Tuesday, September 29, 2020 9:23 AM  
**To:** Clark, Kate  
**Subject:** Fwd: Please consider

\*\*\* External Email - Exercise Caution \*\*\*

Sent from my iPhone

Begin forwarded message:

**From:** Devon Lampman [REDACTED]  
**Date:** September 29, 2020 at 9:22:04 AM CDT  
**To:** [kate.clark@austintx.gov](mailto:kate.clark@austintx.gov)  
**Subject:** Please consider

Dear Council Member (*Pool, Kitchen, Tovo, Alter and Mayor Steve Adler*),

I am writing today to ask for your support in protecting the Montopolis neighborhood. [On October 1st](#) City Council members will discuss upzoning the property 508 Kemp St. to SF-6. This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways.

The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism. The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the [508 Kemp](#)

St. property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the greater Austin community who use Kemp street and the Montopolis bridge as a commuter friendly route to connect to downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St. Thank you.

Sincerely,  
*Devon Lampman*, [REDACTED]

Sent from my iPhone

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**Clark, Kate**

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**From:** Tom Cardiff  
**Sent:** Tuesday, September 29, 2020 9:50 AM  
**To:** Clark, Kate  
**Subject:** Fwd: Letter for Austin City Council

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member *(Pool, Kitchen, Tovo, Alter and Mayor Steve Adler)*,

I am writing today to ask for your support in protecting the Montopolis neighborhood. On October 1st City Council members will discuss upzoning the property 508 Kemp St. to SF-6. This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways.

The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism. The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the [508 Kemp St.](#) property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of

families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the greater Austin community who use Kemp street and the Montopolis bridge as a commuter friendly route to connect to downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St. Thank you.

Sincerely,  
*Tom Cardiff*

[REDACTED]

512-995-6543

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## Clark, Kate

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**From:** Danielle windhausen  
**Sent:** Tuesday, September 29, 2020 10:28 AM  
**To:** Clark, Kate  
**Subject:** PLEASE STOP the rezoning of 508 Kemp St. (Reference File Name: C14-2020-0038)

\*\*\* External Email - Exercise Caution \*\*\*

Good morning Kate,

My name is Dani, and I am writing to you today on behalf of the land, the community, and what I believe to be the city of Austin's best interest. It is imperative that we don't allow the rezoning of 508 Kemp St. (Reference File Name: C14-2020-0038).

The citizens of Austin have worked tirelessly to transform this area from a literal garbage dump, into an intricate ecosystem and green space for the community to enjoy. This is a refuge for plants, animals and people alike. As a resident of East Austin for 10 years, I have watched construction and development changing the city around us. I understand that there is a lot of population growth, and that it requires new homes built. However, there needs to be green spaces protected within the city. As a herbalist, this is a place where myself and several others go to learn about and interact with the local flora. It boasts a diverse range of medicinal plants, along with many others. It is also a place where people can go to hike, explore and learn, free of charge. Do we really want to take away even more from the underprivileged members of our community?

"We have fallen heirs to the most glorious heritage a people ever received, and each one must do his part if we wish to show that the nation is worthy of it's good fortune." Theodore Roosevelt understood the importance of land conservation, and we have him to thank for many of the beautiful places in our country. Let's learn from him, and protect this small but important piece of land in Austin. There are plenty of other places for condos to be built. Let's not let short-sightedness ruin a crucial part of East Austin's community. There is so much at stake here, so much more than money and housing, which would only further gentrify the area. We need to think about the Earth, and our future children. We need to think about our well-being, and how much access to a green space like this keeps us healthy, especially during a pandemic. We MUST not let 508 Kemp St. get rezoned.

Thank you for your time, and for hearing me. This is SO important to me, and our community. Please don't hesitate to reach out with any questions, I'd love to open a channel of communication.

Danielle Windhausen

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Dani Windhausen  
*Wholistic Herbalist*  
[www.goldenthreadherbal.com](http://www.goldenthreadherbal.com)

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## Clark, Kate

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**From:** shajn raines  
**Sent:** Tuesday, September 29, 2020 11:15 AM  
**To:** Clark, Kate  
**Subject:** Fw: Letter for Austin City Council

\*\*\* External Email - Exercise Caution \*\*\*

----- Forwarded Message -----

**From:** Matt Aquizap  
**To:** Matt Aquizap  
**Sent:** Monday, September 28, 2020, 9:54:45 PM EDT  
**Subject:** Fwd: Letter for Austin City Council

thank you everyone for reaching out, and helping us potentially save a part of Austin that means so much to a lot of people. below is an email you can forward to Kate Clark [Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov) or you can email all city council members with this link <https://www.austintexas.gov/email/all-council-members> fill in your name at the bottom of the email.

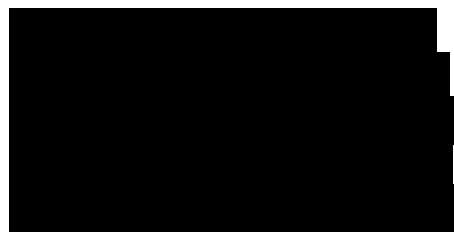
Begin forwarded message:

**From:**  
**Date:** 9/28/2020  
**To:** [REDACTED]  
**Subject:** Fwd: Letter for Austin City Council

Begin forwarded message:

Begin forwarded message:

**From:**  
**Date:** September 28, 2020 at 2:01:06 PM EDT  
**To:**  
**Subject:** Letter for City Council



Dear Council Member (*Pool, Kitchen, Tovo, Alter and Mayor Steve Adler*),

I am writing today to ask for your support in protecting the Montopolis neighborhood. On October 1st City Council members will discuss upzoning the property 508 Kemp St. to SF-6. This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways.

The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism. The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the 508 Kemp St. property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the

greater Austin community who use Kemp street and the Montopolis bridge as a commuter friendly route to connect to downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St. Thank you.

Sincerely,  
*Shajn M. Raines*  
781 812 5056

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Hello Kate.

I am writing to you today 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 watershed 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,

## Clark, Kate

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**From:** Cory Foust  
**Sent:** Tuesday, September 29, 2020 3:01 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 to the rezoning of this property. The rezoning will be detrimental to the landscape and only accelerate the gentrification of this community.

The excavation of this lot will create greater erosion into the country club watershed 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 two 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 thirty 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,  
Cory Foust

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**Clark, Kate**

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**From:** baxter maiwald  
**Sent:** Wednesday, September 30, 2020 6:14 AM  
**To:** Clark, Kate  
**Subject:** 508 kemp St. Zoning

\*\*\* External Email - Exercise Caution \*\*\*

Dear Kate,

I am writing today to ask for your support in protecting the Montopolis neighborhood. On October 1st City Council members will discuss upzoning the property 508 Kemp St. to SF-6. This proposed upzoning poses a threat to the environment, risks displacing predominately African American and Hispanic families who have lived in the Montopolis neighborhood for generations, and endangers the safety of the neighborhood and community members.

The Montopolis neighborhood has a diverse ecology and we must protect the green space. The 508 Kemp St. property sits adjacent to Circle Acres Nature Preserve, formerly Grove Landfill. Development of this property may threaten the integrity of the landfill cap. This may lead to toxic landfill eroding into the creek thus polluting our waterways.

The Montopolis neighborhood is one of the most diverse neighborhoods in Austin. It is historically a low-income community of color and it needs to be protected from gentrification, displacement, and institutional racism. The Montopolis neighborhood plan supports development within the existing SF-3 zoning to keep with the tradition of single-family homes in this neighborhood. Upzoning to SF-6 on the 508 Kemp St. property will inevitably result in upzoning of the 8+ other properties petitioning for SF-6 which will result in a significant increase of property values and property taxes which will lead to the displacement of families who have lived in this neighborhood for generations. I ask that you please support the neighborhood and stand up to protect the integrity of our community.

And finally, I would like to call your attention to the safety of the community. Upzoning to SF-6 will significantly increase traffic along Kemp Street, which is the solitary entrance and exit to the neighborhood. The developer of another tract of land proposed for upzoning to SF-6, projected an increase of 250 cars/day just from this single development (there are a total of 9 single family tracts of land proposed for upzoning, some of which propose greater than 100 units). This increase in traffic will endanger the safety of the neighborhood as well as the greater Austin community who use Kemp street and the Montopolis bridge as a commuter friendly route to connect to downtown. Please protect the safety of our community and vote against upzoning. Please honor the neighborhood's valid petition and vote to protect this neighborhood. I ask that you join me and oppose the upzoning of 508 Kemp St. Thankyou!

Sincerely,  
Baxter maiwald

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