

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0029 – Montopolis Acres Rezoning DISTRICT: 3

ZONING FROM: SF-3-NP TO: MF-6-NP, as amended

ADDRESS: 1013 and 1017 Montopolis Dr

SITE AREA: 3.12 acres

PROPERTY OWNER:
Montopolis Acres LP

AGENT:
Thrower Design (A. Ron Thrower &
Victoria Haase)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends multifamily residence (medium density) – neighborhood plan (MF-3-NP) combining district. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

January 26, 2021 Scheduled for Planning Commission

January 12, 2021 Approved neighborhood's request to postpone to January 26, 2021 on the consent agenda. Vote: 12-0. [J. Shieh, P. Seeger – 2nd].

December 22, 2020 Approved neighborhood's request to postpone to January 12, 2021 on the consent agenda. Vote: 11-0. [A. Azhar, P. Seeger – 2nd; J. Shieh was off the dais].

July 14, 2020 Approved an indefinite postponement request by staff. Vote: 13-0. [A. Azhar; J. Shieh – 2nd]

June 23, 2020 Approved neighborhood's request to postpone to July 14, 2020 on the consent agenda. Vote: 12-0. [J. Thompson, R. Schneider – 2nd; P. Seeger was off the dais].

CITY COUNCIL ACTION:

February 18, 2021 Scheduled for City Council

July 30, 2020 Approved staff's request for indefinite postponement. Vote: 11-0.

ORDINANCE NUMBER:

ISSUES:

On June 18, 2020 staff received a letter of opposition to rezone this property from SF-3-NP to SF-6-NP from the Montopolis Neighborhood Planning Contact Team (MNPCT).

On July 10, 2020 staff received a letter from the applicant requesting to amend their rezoning request from SF-6-NP to MF-6-NP, please see *Exhibit D Amended Rezoning Request*. The amended rezoning request requires a Neighborhood Plan Amendment (NPA) to change the Future Land Use Map (FLUM). Staff requested an indefinite postponement at Planning Commission on July 14, 2020 and City Council on July 30, 2020 to allow for the NPA process to be conducted and staff to consider the amended request.

All communication received for this rezoning case can be found in *Exhibit C: Correspondence Received*.

CASE MANAGER COMMENTS:

This property is approximately 3.12 acres and is located on the east side of Montopolis Drive. It is currently zoned SF-3-NP. Across Montopolis Drive to the west are properties zoned SF-3-NP with single-family residential buildings. Adjacent to the north is a property zoned LO-MU-CO-NP which is undeveloped. Adjacent to the east and south of the subject property are properties zoned SF-3-NP with single-family residential (to the east) and religious assembly uses (to the south), see *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

From the applicant’s application, they are requesting MF-6-NP and are proposing 200 residential units with a proposed total of 64 units per acre. No specific details about the potential development or anticipated number of residential units were contained within their application.

BASIS OF RECOMMENDATION:

Staff recommends rezoning the property to MF-3-NP.

1. Zoning changes should promote an orderly relationship among land uses.

The subject property is between a tract zoned LO-MU-CO-NP to the north and tracts zoned SF-3-NP to the south, east and across Montopolis Drive to the west, all of which have a maximum building height of 35’ and many of which contain single family residential uses. Adjacent to the northern property further north along Montopolis Drive, is a tract zoned PUD-NP. The maximum building height allowed for that property is 40’. Rezoning this property to MF-3-NP would be compatible with its surrounding land uses and provide a transition in site development standards and land uses between the commercial and residentially zoned properties.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	Residential
North	LO-MU-CO-NP	Vacant

	Zoning	Land Uses
South	SF-3-NP	Religious Assembly Building
East	SF-3-NP	Residential
West	SF-3-NP	Residential

NEIGHBORHOOD PLANNING AREA: Montopolis Neighborhood Plan (NP Ordinance No. 010927-05)

TIA: The TIA determination is deferred until site plan submittal as final land use mix and intensities will be available with the site development application.

WATERSHED: Carson Creek (suburban)

OVERLAYS: Airport Overlay (Controlled Compatible Land Use Area), Residential Design Standards.

SCHOOLS: Allison Elementary, Martin Middle and Eastside Memorial High Schools.

NEIGHBORHOOD ORGANIZATIONS

- | | |
|--|---|
| Austin Independent School District | Larch Terrace Neighborhood Association |
| Austin Neighborhoods Council | Montopolis Community Alliance |
| Bike Austin | Montopolis Neighborhood Plan Contact Team |
| Carson Ridge Neighborhood Association | Montopolis Tributary Trail Association |
| Crossing Gardenhome Owners Assn. (The) | Neighborhood Empowerment Foundation |
| Del Valle Community Coalition | Pleasant Valley |
| Del Valle Independent School District | Preservation Austin |
| East Austin Conservancy | SELTexas |
| El Concilio Mexican-American Neighborhoods | Sierra Club, Austin Regional Group |
| Friends of Austin Neighborhoods | Vargas Neighborhood Association |
| Homeless Neighborhood Association | Vasquez Fields Neighborhood Association |

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2019-0093 1411 Montopolis Drive	SF-3-NP to SF-6-NP	To grant SF-6-NP as recommended by Staff.	Approved SF-6-NP as Commission recommended. (11/14/19)

Number	Request	Commission	City Council
C14-2014-0127 / NPA-2014-0005.02 1007 & 1011 Montopolis Drive	LO-CO-NP to LO-MU-NP	To grant LO-MU- CO-NP, CO consisted of a set of prohibited uses, limiting vehicular trips per day, limiting height of buildings to 2-stories or 35 feet and requirement of a fence along the property line.	Approved LO-MU- CO-NP as Commission recommended. (12/11/14)
C814-97-0002.01 / NPA-2018-0005.02 Mary Vice Estates PUD, Lot 27 Amendment	The PUD amendment is proposing an increase to maximum building square footage, reduce the building setbacks and allow townhouse, condo, and duplex residential uses to the existing use.	In review.	In review.

RELATED CASES:

NPA-2020-0005.01: related Neighborhood Plan Amendment (NPA) case to this rezoning request.

C14-01-0060: Montopolis Neighborhood Plan rezoning (Ordinance No. 010927-28). This property's base zoning district was not rezoned (changed) during this process.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Montopolis Drive	70'	45'	Level 3	Yes	Shared Lane	Yes

OTHER STAFF COMMENTS:

Environmental

The property is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations,

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%

According to floodplain maps there is no floodplain within or adjacent to the project location. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

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.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Additional design regulations will be enforced at the time a site plan is submitted.

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.

Compatibility Standards

The site is subject to compatibility standards due to the adjacency of SF-3-NP zoning to the south, east, and the proximity of SF-3-NP zoning across Montopolis Drive to the west. 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.
- Landscaping or screening is required along the south and east property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.),

Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

Airport Overlay

This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

Demolition and Historic Resources

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Residential Design Standards Overlay

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

The traffic impact analysis (TIA) determination is deferred until site plan submittal as final land use mix and intensities will be available with the site development application. At the time of submittal of any site plan on the Property, a TIA is required if the proposed development or uses on the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day.

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 80 feet of right-of-way for Montopolis Drive. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Montopolis Road according to the Transportation with the first site plan or subdivision application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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 Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, service extension requests (SER) will be required to provide suitable and sufficient service to this lot. For more information pertaining to the SER process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services located at 625 East 10th Street 7th floor or by phone at 512-972-0211.

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.

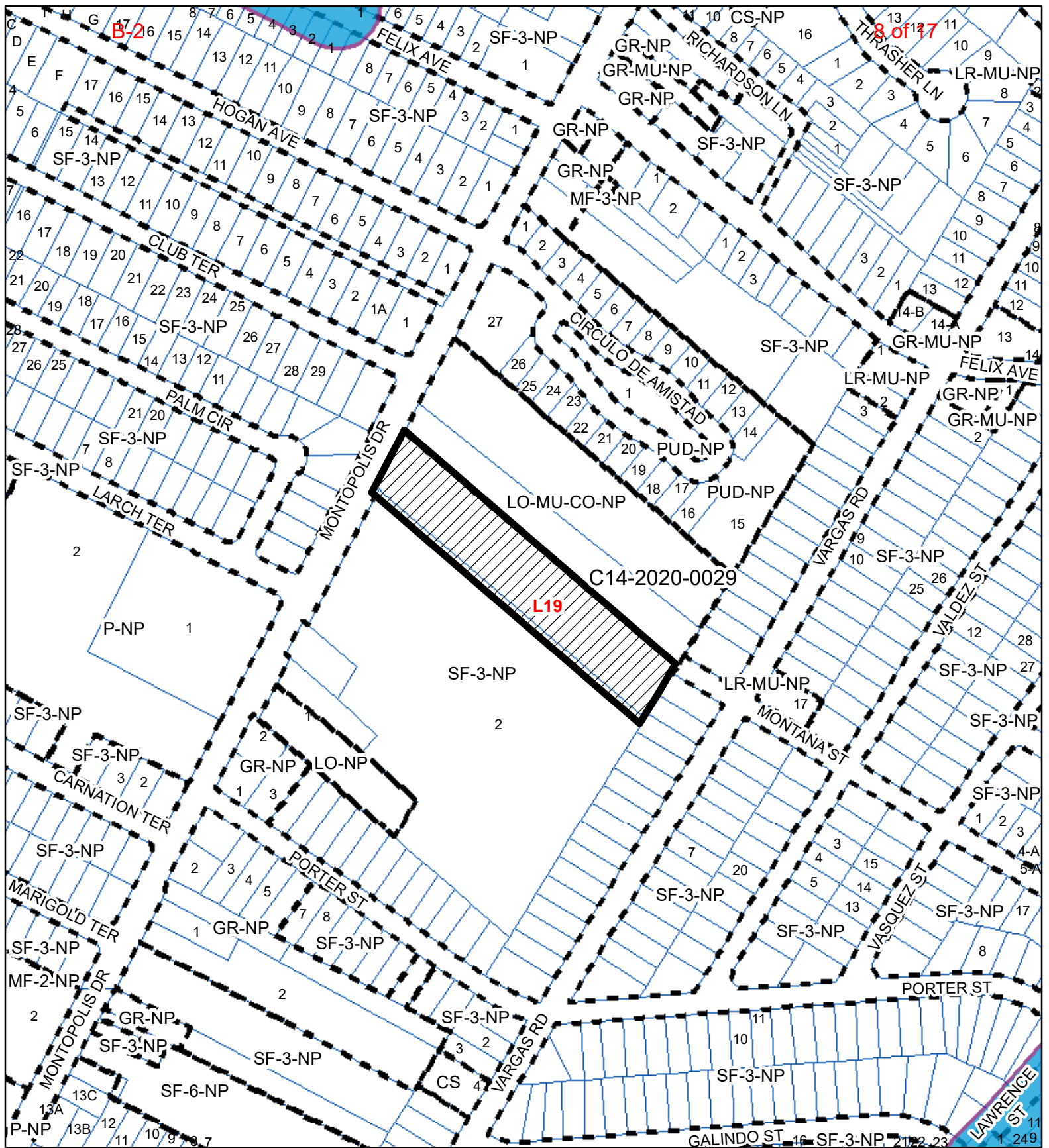
INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: Amended Rezoning Request



N

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 300'

MONTOPOLIS ACRES REZONING

ZONING CASE#: C14-2020-0029
 LOCATION: 1013-1017 Montopolis Dr
 SUBJECT AREA: 3.12 ACRES
 GRID: L19
 MANAGER: KATE CLARK

Exhibit A



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.



N

1" = 300'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

MONTOPOLIS ACRES REZONING

ZONING CASE#: C14-2020-0029
 LOCATION: 1013-1017 Montopolis Dr
 SUBJECT AREA: 3.12 ACRES
 GRID: L19
 MANAGER: KATE CLARK

Exhibit B



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.

Clark, Kate

From: Susana Almanza
Sent: Wednesday, June 10, 2020 9:59 AM
To: Clark, Kate
Subject: MNPCT Postponement Request

*** External Email - Exercise Caution ***

Hello Kate Clark: The Montopolis Neighborhood Plan Contact Team is requesting a postponement for the following Cases. These case will be reviewed at our next scheduled MNPCT meeting scheduled for June 29th, 2020 at 6 pm at the Southeast Health and Wellness Center.

1. 6328 El Mirando Street from SF-3 to SF-6 Applicant Ron Thrower
2. 200 Montopolis Dr. from SF-3 to SF-6 Applicant Ron Thrower
3. 1013 Montopolis Dr. from SF-3 to SF-6 Applicant Ron Thrower
4. 6201 Clovis & 301 Kemp St. from SF-3 to SF-6 Applicant Ron Thrower

I had a series of email discussions with Ron Thrower's representative, Victoria Hasse. She did not want to come to Montopolis due to COVID-19. On May 18th, I requested that she email the materials of the zoning cases so that the MNPCT could review them and have a discussion at the May 26th scheduled meeting, and then send questions. I didn't receive the materials until the day of the meeting on May 26th at 4:13 pm.

I was in meetings in the afternoon that day, and didn't see her email to late a night. Sending the materials a couple of hours before our meeting is not acceptable.

Sincerely, Susana Almanza, President MNPCT

PODER
P.O. Box 6237
Austin, TX 78762-6237
www.poder-texas.org

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

June 18, 2020

To: Kare Clark, Planning Commissioners & Austin City Council Members

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

Re: Opposition to upzoning for the following properties: 1013 & 1017 Montopolis/C-14-2020-0029; 200 Montopolis/C-14-2020-0030; 6201 Clovis & 301 Kemp St/C-14-2020-0039; 200 Montopolis/C-14-2020-0030; 316 Saxon Lane and 6328 El Mirando Street/C-14-2020-0044.

The Montopolis Neighborhood Plan Contact Team met on May 26th, 2020 at the Southeast Health and Wellness Center. No representative from Ron Thrower, of the Thrower Design Group appeared at the meeting, who are the representatives for all the above zoning cases. They refused to attend the Contact meeting because they were not comfortable coming to the Montopolis community. The meeting was being held at one of the most sanitized locations, Southeast Health and Wellness Center and the room was huge enough to have social distance. They sent backup material on the day of meeting at 4:13pm.

The Montopolis Neighborhood Plan Contact Team **opposes** the zoning change for all the above listed properties!

The Montopolis Neighborhood Plan was completed under City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 27th, 2001. The property at 508 Kemp was approved as SF-3-NP. We ask that the Austin City Council respect the adopted Montopolis Neighborhood Plan.

After emerging successful against the forces of rapacious development at the Montopolis Negro School in 2018, the Montopolis community is once again being besieged by profit-seeking real estate developers with little to no regard for the community's fragile natural and cultural environment, or its iconic history.

Montopolis, also known as "Poverty Island," has a per capita income of \$16,226, a Median Family Income of \$31,875, and a poverty rate of 33% according to 2018 American Community Survey data. Accordingly, we guard our existing SF-3 owned property jealously, as we are a community of families.

The Austin Human Rights Commission has declared gentrification to be a human rights violation. We call upon the Planning Commission and Austin City Council to reject this gentrifying up zoning in the name of racial justice and reconciliation. Montopolis has too much history and culture to be sliced up by the forces of unscrupulous real estate development in this fashion. The highest and best use of our land is protection, not speculation.

Clark, Kate

From: Bezner, Janet R
Sent: Thursday, June 18, 2020 1:45 PM
To: Clark, Kate
Subject: Rezoning Concern

*** External Email - Exercise Caution ***

Dear Ms. Clark,

I am writing to provide input for the Planning Commission meeting next week about the following properties, which are adjacent and near a property I own at 204 Montopolis:

B-15 (C14-2020-0030 - 200 Montopolis Rezoning, District 3)
B-16 (C14-2020-0029 - Montopolis Acres Rezoning, District 3)
B-17 (C14-2020-0039 - Clovis and Kemp Rezone, District 3)
B-18 (C14-2020-0044 - Saxon Acres Residential Zoning, District 3)
B-19 (C14-2020-0038 - 508 Kemp Street, District 3)

As you are probably aware, a developer has applied to rezone these lots to an SF-6 designation, which we oppose. The lots are currently zoned SF-3, which we believe is appropriate to preserve single family housing in the neighborhood. We are concerned if the lots are rezoned it will lead to increased traffic, increased property taxes, and greater density and crowding, further stressing our natural resources.

Thank you,
Janet Bezner and Nancy Lesch
204A Montopolis
Austin, TX 78741
571-234-2841

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Clark, Kate

From: Hedda Elias
Sent: Friday, June 19, 2020 12:07 PM
To: Clark, Kate
Subject: Zoning Montopolis Neighborhood

*** External Email - Exercise Caution ***

Dear Planning Commission Members,

In reference to: B-15, B-16, B-17, B-18, B-19

Part of being the anti-racist city that Austin claims to be is to seek out and listen to the voices of the people who live in the neighborhoods affected by development. Listen to how they are struggling to pay the taxes. Listen to how their children cannot afford to keep the house they grew up in. Listen to the Montopolis Contact team. Listen to their plan. Listen to our neighbors who took time out of their days to sign these petitions.

If you are really committed to the ideals of being equitable and anti-racist, you will ask this community how we want to develop and not pay it lip service. Because we do have a plan to keep the people in their homes who have lived here for generations. We do have a plan to help each other repair our houses. We do have a plan to build more affordable housing.

Help us. Don't help the developers who in their proposal will sell this new housing for \$400 a square foot. That is not something I can afford. That is definitely not something my neighbors, with a median income of \$35,000 can afford. We are surrounded by 3 petitions to build townhomes all on the route my daughter practices riding her bicycle on each day. On our tiny street with no sidewalks. These developers did not come speak to the Montopolis Contact team.

We are talking about the gentrification that is happening right now. My husband grew up 2 blocks from where we built our house. Our house is built on land we bought in 2012 for \$65,000. Our property taxes are \$9000 a year. As 2 teachers, we have an income more that most of our neighbors, yet it is difficult for us to pay our taxes. This will make it impossible for us to protest our property values. Impossible to build affordable housing on our street, as we have planned.

Please do your part.

We are counting on you,

Hedda and Noe Elias
304 Kemp Street

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

July 10, 2020

Dear Austin Planning Commission and Austin City Council,

I am writing to oppose the zoning change requests across Montopolis (case numbers below) and to support my neighbors and community leaders who also strongly oppose them.

(C14-2020-0030 - 200 Montopolis Rezoning)

(C14-2020-0029 - Montopolis Acres Rezoning, 1013/1017 Montopolis)

(C14-2020-0039 - Clovis and Kemp Rezone, 301 Kemp)

(C14-2020-0044 - Saxon Acres Residential Zoning, El Mirando St.)

Please help fight racial inequality and irreversible harm to our neighborhood by listening to its residents community leaders who continue to speak clearly against these entitlements and zoning changes as well as Austin's history of racial inequity in land-use.

Montopolis is a mostly black and minority family-owned neighborhood fighting to protect its SF-3 zoning and green spaces. We're asking for your support in opposing these changes. There are currently valid petitions against all of these cases.

The Montopolis Neighborhood Plan already allows for more density, commercial, multi-family, and mixed-use, than any other part of Austin and specifically designates areas for this type of development. There is no need to destroy existing SF-3 neighborhood streets when there are plenty of empty SF-6 lots along appropriate traffic corridors that have yet to be developed.

The developers who are asking for these entitlements (all white) have lawyers who use language like "underutilized" and "neglected" to describe these neighborhoods. This language devalues the thriving community who already lives here and overlooks black and minority homeownership.

The developers' lawyers argue that your giving them entitlements will somehow make things more affordable through supply-side trickle-down reasoning. This is an extremely limited view that completely discounts all the negative effects that will occur to the ecology, community, and history of this vulnerable area.

We know these new developments won't be affordable for the current residents of this neighborhood or attract more diversity in any way, and the developers make no enforceable promise to do so.

These changes would overcrowd our peaceful residential streets with cars,

and add more pavement and flooding throughout an ecologically sensitive preserve and the Colorado River.

Adding this much density will accelerate gentrification and rapidly dilute diversity in this important and vulnerable part of town. The city's own statistics show how this has happened throughout Rainey, Holly, and the rest of East Austin. Up-zoning to SF-6 is like putting gasoline on the fire.

Our community leaders have built into their plan an allowance for SF-3 so that a current culture of single family dwellings can continue to thrive and grow well into the future. While growth is inevitable, it can still be done thoughtfully and deliberately, which is why the Montopolis Neighborhood Plan has allowed for special infill options such as "cottage lots" and "small lot amnesty" as well as the use of ADUs. These are already welcome compromises currently in place to address density. No more compromises are needed.

Developers could instead add density to the proposed SF-3 lots by re-platting using the tools already agreed to within the Montopolis Neighborhood Plan.

You are likely already familiar with the history of inequity in land-use in Austin. Please help protect Montopolis by voting against these entitlements, and encouraging developers to use the tools already available or to seek out lots in areas already zoned for this use.

I invite all of you to come take a walk down Kemp Street in the coming weeks. Here you'll find families with young children playing, neighbors taking long walks and chatting in the streets and supporting one another. You'll find our neighbor Miss Annie, who is 105 years old, out in her front yard every day. A colony of whitetail deer graze in the meadows at dawn and dusk, and rare birds migrate through our nature preserve. Call us. We would be happy to show you around with

Our community has come together time and time again to protect our peacefully thriving neighborhood from big development which would cause irreversible harm. It's time to listen to them.

Sincerely,
Peter Simonite
621 Kemp St.
Austin, Texas 78741
5126332928

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: C14-2020-0029
Contact: Kate Clark, 512-974-1237
Public Hearing: December 22, 2020, Planning Commission

SUSIE DUARTE

Your Name (please print)

6420 Circulo De Amistad 78741

I am in favor
 I object

Your address(es) affected by this application

S Duarte

Signature

Date

Daytime Telephone: 512-851-3811

Comments:

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

Kate Clark
P. O. Box 1088, Austin, TX 78767

Or email to:
Kate.Clark@austintexas.gov

Clark, Kate

From: Victoria <Victoria@throwerdesign.com>
Sent: Friday, July 10, 2020 9:46 AM
To: Clark, Kate; Rhoades, Wendy
Cc: Meredith, Maureen; Rivera, Andrew; Ron Thrower
Subject: Montopolis Acres - C14-2020-0029

*** External Email - Exercise Caution ***

Kate and Wendy,

This is notice that we are formally amending this rezoning application to request MF-6-NP instead of SF-6-NP. I will send an updated application soon. This will require a Neighborhood Plan Amendment application to be filed. We will do so with Maureen within the next week.

This will be one less case to discuss this evening.
Please let me know if you have any questions.

Thank you,

Victoria Haase

Thrower Design

www.throwerdesign.com

510 South Congress Avenue, Suite 207

Mail: P.O. Box 41957

Austin, Texas 78704

512-998-5900 Cell

512-476-4456 Office



CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.