

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

CASE#: NPA-2018-0005.02.SH **DATE FILED:** July 31, 2018

PROJECT NAME: Mary Vice Estates PUD Lot 27 Amendment

PC DATES:

March 8, 2022	August 27, 2019
February 8, 2022	March 12, 2019
December 14, 2021	January 19, 2019
July 14, 2020	
January 28, 2020	

ADDRESS/ES: 6301 Circulo De Amistad

DISTRICT AREA: 3

SITE AREA: Approx. 0.6914 acres / 26,600 sf.

APPLICANT/OWNER: Habitat for Humanity, Inc. (Andy Alcaron)

AGENT: Husch Blackwell, LLP (Nikelle Meade)

CASE MANAGER: Maureen Meredith, Housing and Planning Dept.

PHONE: (512) 974-2695

EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C814-97-0002.01

From: PUD-NP

To: PUD-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

CITY COUNCIL DATE: To be determined **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

March 8, 2022 – Approved on the consent agenda for the applicant’s request for Mixed Use land use. [R. Schneider – 1st; A. Azhar – 2nd] Vote: 10-0 [J. Mushtaler off the dais. J. Thompson and J. Shieh absent].

February 8, 2022 – Postponed to March 8, 2022 on the consent agenda at the request of staff. [J. Shieh – 1st; G. Cox – 2nd] Vote: 11-0 [C. Hempel abstained from Items B-15 & B-16. S.R. Praxis absent].

December 14, 2021 – Postponed to February 8, 2022 on the consent agenda at the request of the neighborhood. [A. Azhar – 1st; R. Schneider – 2nd] Vote: 11-0 [J. Howard off the dais. J. Shieh absent].

July 14, 2020 – Indefinitely postponed on the consent agenda at the request of staff. [A. Azhar – 1st; J. Shieh – 2nd] Vote: 12-0 [G. Anderson recused (employed by Applicant)].

January 28, 2020 – Indefinitely postponed on the consent agenda at the request of staff. [J. Shieh – 1st; Y. Flores – 2nd] Vote: 8-0 [Vice Chair C. Kenny, G. Anderson, C. Llanes-Pulido, P. Seeger and T. Shaw absent].

August 27, 2019 – Indefinitely postponed on the consent agenda at the request of staff. [J. Shieh – 1st; R. Schneider – 2nd] Vote: 11-0 [G. Anderson recused on this item due to a conflict of interest (employed by the Applicant). Vice Chair C. Kenny off the dais]

March 12, 2019 – Indefinitely postponed on the consent agenda at the request of staff. [P. Seeger – 1st; K. McGraw – 2nd] Vote: 11-0 [G. Anderson recused on this item due to conflict of interest (employed by Applicant). A. De Hoyos Hart absent]

January 19, 2019 – Postponed to March 12, 2019 on the consent agenda at the request of staff. [J. Schissler – 1st; C. Kenny – 2nd] Vote: 11-0 [De Hoyos Hart and P. Seeger absent].

STAFF RECOMMENDATION: Recommended for applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff recommends the applicant’s request for Mixed Use land use because the proposed project will provide much needed affordable housing, will add to the need for a variety of housing types in the City, is within ¼ mile of two Cap Metro Bus Stops, and is within ½ mile of Roy G. Guerrero Metro Park and two additional neighborhood parks. The parcel to the south is on Montopolis is already Mixed Use.

Below are relevant sections of the Montopolis Neighborhood Plan:

Goal 1- Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

Objective 1: Support the role Montopolis Drive has historically played as the heart of the neighborhood, especially from Riverside Drive to the River.

Action 1: Preserve the existing mix of zoning along Montopolis Drive, which allows for a variety of business and residential uses. (Please refer to the Proposed Future Land Use Map for the specific land uses and zoning.)

Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill Development.

Action 4: The properties north of Riverside and east of Lawrence should be built out with commercial uses along the corridors of Riverside and 183. Residential uses are recommended on the remaining undeveloped land where permissible. Residential uses may include Smart Growth infill options and zoning designations that would allow the development of affordable housing. Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A, SF-6, and MF-4. (Please refer to the Proposed Future Land Use Map for specific land uses and locations.)

Goal 2 - Create Homes for all Stages of Life within Montopolis.

Objective 5: Create multiple housing types of varied intensities.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Commercial - Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose:

1. Encourage employment centers, commercial activities, and other non-residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application:

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose:

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application:

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development; however, it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;

5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed-use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Application Summary Letter

HUSCH BLACKWELL

111 Congress Avenue
Suite 1400
Austin, Texas 78701-4093
512.472.5456 main

STACEY L. MILAZZO
PARALEGAL
512.370.3441 direct
stacey.milazzo@huschblackwell.com

July 31, 2018

VIA HAND DELIVERY

Ms. Maureen Meredith
Senior Planner
City of Austin, Planning and Zoning Dept.
505 Barton Springs, 5th Floor
Austin, Texas 78704

Re: Neighborhood Plan Amendment to amend FLUM: Mary Vice
Estates PUD Lot 27 Amendment; C814-97-0002; 6301 Circulo
de Amistad, Austin, Texas 78741 (the “**Property**”)

Dear Maureen:

As agent for Austin Habitat for Humanity, Inc. (“**Habitat**”), we respectfully submit the enclosed Neighborhood Plan Amendment for the above-referenced Property.

The Property is a 0.61-acre site located at the corner of Montopolis Drive and Circulo de Amistad and is part of a subdivision developed by Habitat in the late 90s. At that time, Habitat’s vision for the future development of the Property was to build four or five townhomes consistent with its buildable limit of up to 6,000 square feet.

Habitat now believes that it would be beneficial to increase the number of housing units to be built on the Property to approximately a dozen townhomes, all of which would be 100% affordable at 80% of AMFI or below. Accordingly, a PUD zoning amendment is being submitted to request the following amendments to the PUD’s Land Use Plan:

- To increase the allowable maximum building square footage from 6,000 SF to 30,000 SF;
- To reduce the building setback from 25’ to 15’ along Montopolis Drive and Circulo de Amistad and to 10’ along the rear and side property lines; and
- To change the residential uses from MF Low Den/ADU to TH/Condo/Duplex.

The Property is covered by the Montopolis Neighborhood Plan (the “**Plan**”) which was adopted in 2001. Because the Plan’s Future Land Use Map (the “**FLUM**”) designates the Property as “Commercial,” we are requesting that the FLUM designation be changed to Residential - “higher-density single-family use.”

Ms. Maureen Meredith
July 31, 2018
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The photo below shows the Property outlined in red:



Attached is a copy of Ordinance 971120-L (the "**Ordinance**") which includes the PUD Land Use Plan (the "**LUP**") as Exhibit "C". Also attached is an 11"x17" copy of the LUP which is more legible than the one attached as Exhibit "C" to the Ordinance.

Development of the Property is to comply with the standards for the PUD district as set forth in the City Code on the effective date of the Ordinance, except as modified by the LUP.

Please let us know if you have any questions or comments.

Very truly yours,

Stacey L. Milazzo,
Paralegal

Enclosures

cc: Ms. Nikelle S. Meade
Husch Blackwell LLP

S.M.A.R.T. Housing Certification Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

November 25, 2015

S.M.A.R.T. Housing Certification
Austin Habitat for Humanity - 6301 Circulo de Amistad (id# 65993)

TO WHOM IT MAY CONCERN:

Austin Habitat for Humanity - (development contact: Andy Alacron: 512.472.8788x247 (o); aalarcon@austinhabitat.org) is planning to develop a **4-6 unit multi-family** development at 6301 Circulo de Amistad, Mary Vice Estates P.U.D, Commercial Site Area 1. The project will be subject to a one (1) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since that 100% of the units (4-6 units) of this project will serve households at 80% MFI, the development will be eligible for a **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (<i>by separate ordinance</i>)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Building Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Bryan Bomer at 512-482-5449).
- ◆ Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.


Sandra Harkins
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PZD
M. Simmons-Smith, DSD
Katherine Murray, Austin Energy
Randi Jenkins, AWU
Ellis Morgan, NHCD
Bryan Bomer, AEGB
Gina Copic, NHCD
Marilyn Lamensdorf, PARC
Heidi Kasper, AEGB
Carl Wren, DSD
Alma Molieri, DSD
Susan Kincl, NHCD
Stephen Castleberry, DSD
George Zapalac, DSD
Cande Coward, DSD

Letter of Support Submitted with the Application

Mary L. Sedqy

6616 Círculo De Amistad, Austin, TX 78741
Cell: (512) 809-9456 – marysedqy@yahoo.com

July 24, 2017

Susana Almanza and the Montopolis Neighborhood Plan Contact Team

Dear Susana and Contact Team Members,

I am pleased to let you know that we, the neighbors of Mary Vice Estates neighborhood, support the plan of Austin Habitat for Humanity of developing the property located at the corner of Montopolis Drive and Círculo de Amistad. AHFH engaged in outreach to our community in person and through the mail inviting all our neighbors to a breakfast meeting at Círculo de Amistad on June 17 to share their vision of building around a dozen affordable townhomes.

We appreciate the fact that Habitat involved us with the possible new plans for the front lot, as well as listened to all our considerations, specifically with respect to the growing traffic and the impact on property taxes. Habitat will be talking to the City Transportation Department about how best to manage the traffic at busy times given that our neighborhood is locked to that one entry onto Montopolis. Property taxes are addressed already through Habitat deed restriction. While Habitat will take into account our feedback into their design, we approve Habitat's requests for smaller setbacks and increased buildable area.

We strongly believe that our community as a whole is made better by the works of AHFH, which has a deep and committed history in Montopolis. As I said before, we happily back the needed request to get more desperately needed affordable homes on Habitat's well-located parcel of land along Montopolis. Certainly, this will be very positive for our neighborhood.

Sincerely,

Mary L. Sedqy
Coordinator of Mary Vice Estates Neighborhood

Montopolis Neighborhood Plan Contact Team Letter of Recommendation

(No letter submitted as of March 17, 2022)

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From: Meredith, Maureen
Sent: Saturday, February 26, 2022 5:30 PM
To: mlallen14@; Poder.austin@; candacecar@; Delwingoss@; evasmic2@; mdjackson38@hotmail.com; corpezcontracting@; pataym@; fmcghee@; tmonrealmendoza@; florence.ponziano@yahoo.com; Pam@; stefan@; Frfmcghee@; mrs.m.noyola@; munizmillie@; agolden@; crharrismore@gmail.com; Serape2@; Corazon.renteria@; Liberated512@; liz_brightwell@; mannyvcamera1@yahoo.com; wayne.gerami@; paul.karagas@; junior612ph@; csebiliala@; rjarmstrongatx@
Cc: Meade, Nikelle <Nikelle.Meade@huschblackwell.com>; King, Micah <Micah.King@huschblackwell.com>; Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Montopolis NPCT Rec: NPA-2018-0005.02.SH_6301 Circulo De Amistad
Importance: High

Dear Montopolis NPCT:

Please let me know if you'd like to have a letter of recommendation added to staff case reports for NPA-2018-0005.02.SH and C814-97-0002.01_6301 Circulo De Amistad. If we get your letter **by 4:30 pm on Tuesday, March 1st**, it will be added to staff reports. If we get it after that date and time, it will be submitted as late back up.

Thanks.

Maureen

**Montopolis NCPT Postponement Request at the December 14,
2021 Planning Commission hearing**

From: Susana Almanza

Sent: Thursday, December 9, 2021 2:20 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>

Subject: MNPCT Postponement request for 6301 Circulo de Amistad

*** External Email - Exercise Caution ***

Hello Planning Commissioners - The Montopolis Neighborhood Plan Contact Team is requesting a postponement for Case Number C814-97-0002.01 and Case Number [NPA-2018-0005.02.SH](#) for the property located at 6301 Circulo De Amistad.

The MNPCT **has not** had the opportunity to review the zoning request nor the neighborhood plan amendment. The MNPCT will not be meeting in December due to vacations being taken by Contact Team members. We request that this case be first reviewed by the Contact Team. Our next scheduled meeting is January 31st. The Montopolis Contact Team meets the last Monday of each month. Again, we request a postponement for the above cases.

Thank you for your assistance.

Susana Almanza, President MNPCT

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PODER

P.O. Box 6237

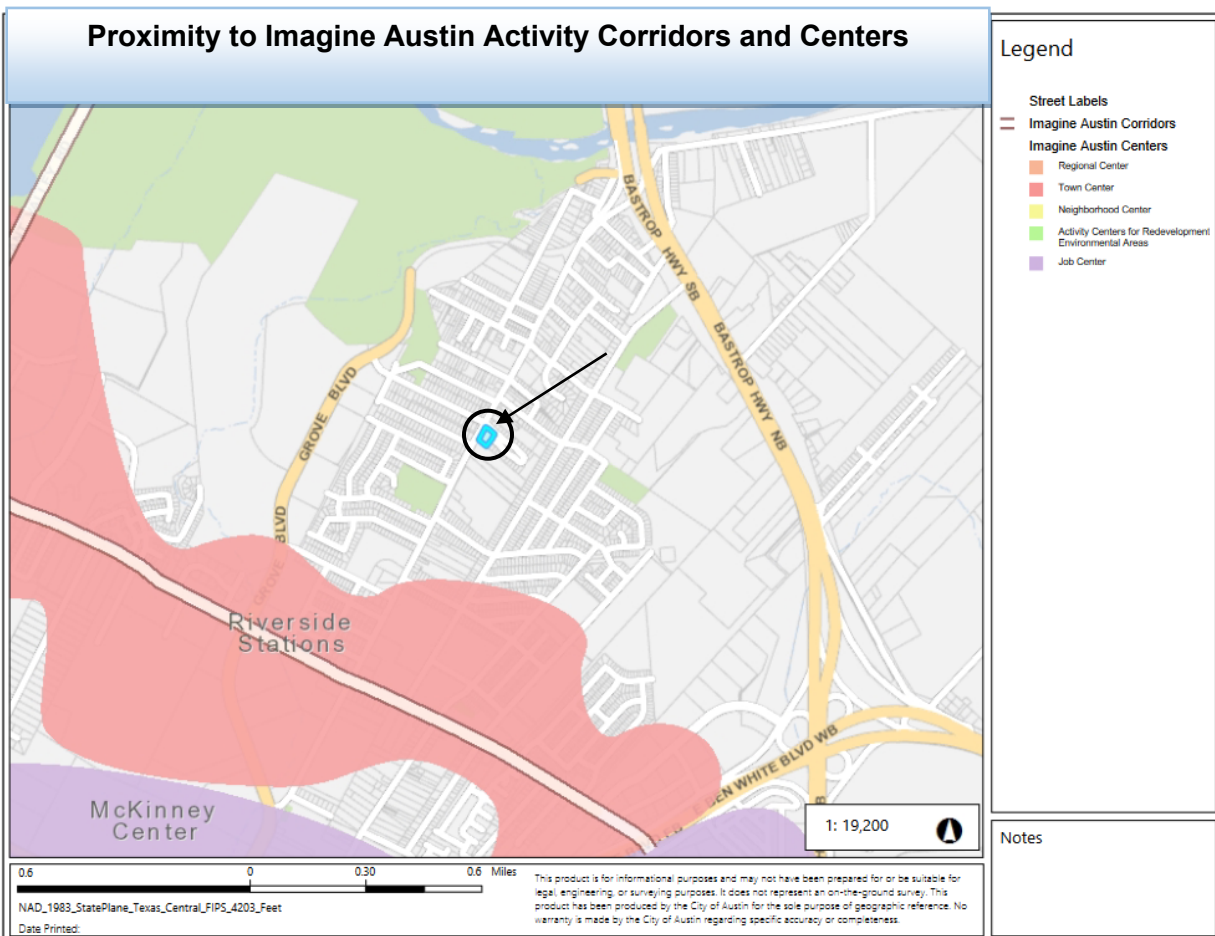
Austin, TX 78762-6237

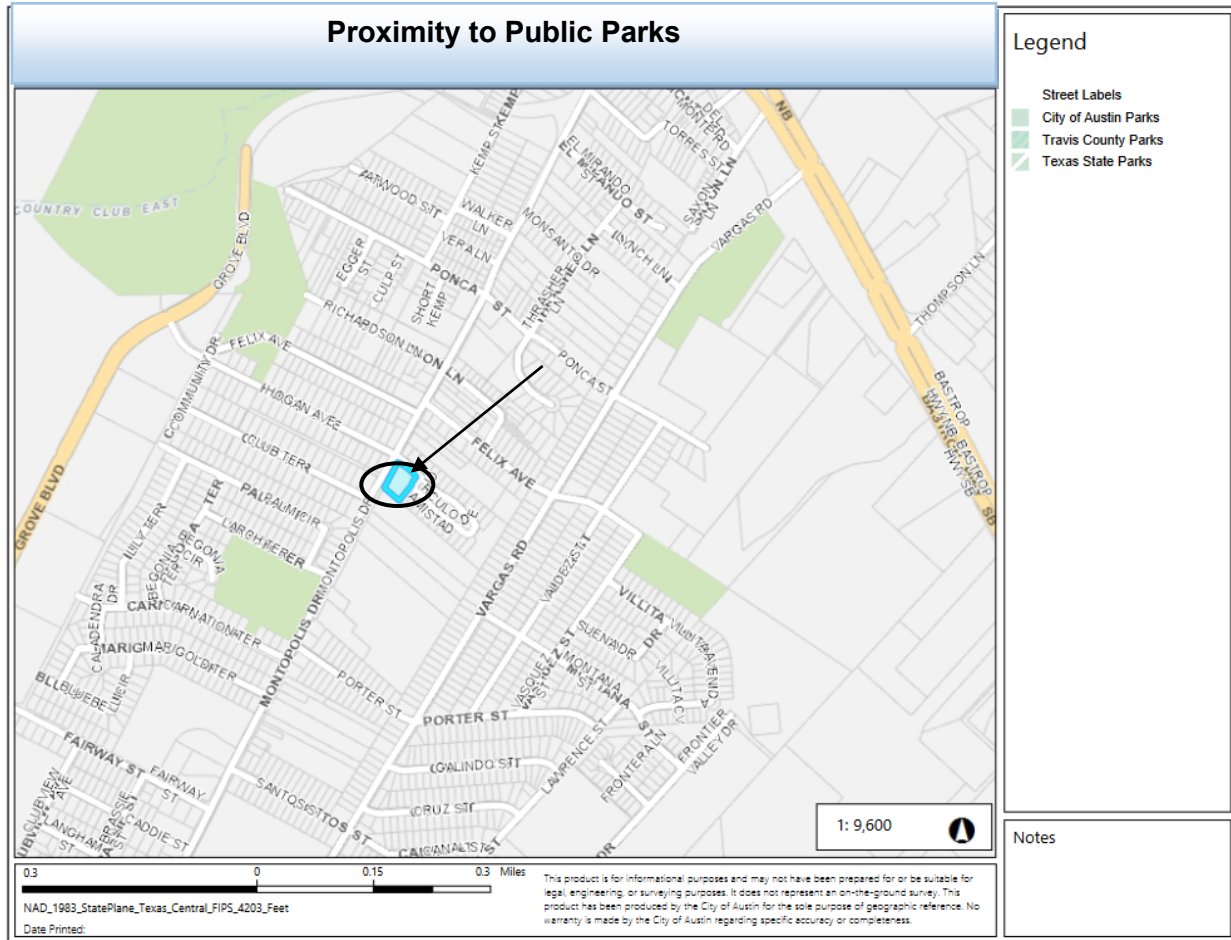
www.poderaustin.org

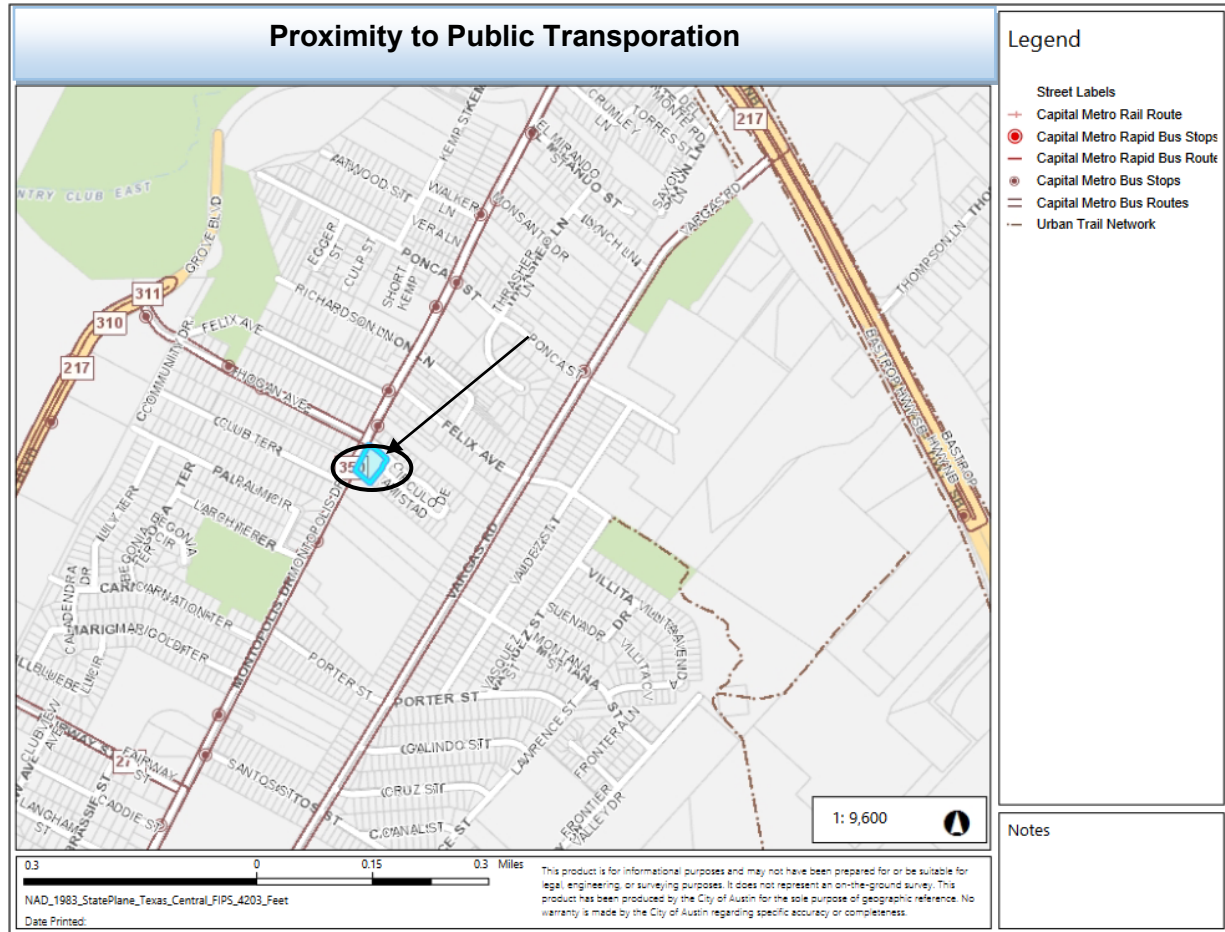
IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The proposed townhomes will provide a mix of housing types for the area and for Austin. The property has frontage on Montopolis Drive which has numerous businesses. The Montopolis Recreation and Community Center and Montopolis Neighborhood Park is south of the property.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located along Montopolis Drive which is a busy commercial corridor with access to numerous businesses. There is public transportation along Montopolis Drive and on surrounding streets.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is not located on an activity corridor or activity center, is considered an infill site.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The proposed townhomes will expand the number and variety of housing choices for Montopolis Planning Area and the city.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The applicant's request for Mixed Use land use is appropriate because there is mixed use land use to the south of the property and the property is on a busy commercial corridor.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is not located within the Drinking Water Protection Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***Not directly applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***To staff's knowledge, there is no historic or cultural significance to this property.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***The property is located along Montopolis Drive which is a busy commercial corridor with numerous businesses within walking and biking distance from the property.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***Not applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - ***Not applicable***







6301 Círculo De Amistad

Montopolis, Austin, 78741

Commute to **Downtown Austin**

25 min
 30 min
 35 min
 60+ min
 [View Routes](#)

[Favorite](#)
[Map](#)

[More about 6301 Círculo De Amistad](#)

Walk Score

59

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score

46

Some Transit

A few nearby public transportation options.

Bike Score

51

Bikeable

Some bike infrastructure.

[About your score](#)

IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 120), clarifies the intent, “Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor.

There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on July 31, 2018, which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the land use designation of this property on the PUD land use map and the Montopolis Neighborhood Plan future land use map (FLUM) from Commercial to Mixed Use to develop residential uses on the 0.61-acre site. The site is currently undeveloped.

The Long-Range Planning staff recommends this project for the following reasons: the project will provide much needed affordable housing, will add to the need for a variety of housing types in the City, is within ¼ mile of two Cap Metro Bus Stops, and is within ½ mile of Roy G. Guerrero Metro Park and two additional neighborhood parks. The parcel to the south is on Montopolis is already Mixed Use.

The applicant is proposing a PUD zoning amendment to make the following changes: increase the allowable maximum building square footage from 6,000 SF to 30,000 SF; to reduce the building setback from 25' to 15' along Montopolis Drive and Circulo de Amistad and to 10' along the read and side property lines; and to allow townhouse, condominium and duplex residential uses in addition to existing allowable uses. The NPA and zoning cases have been on hold since 2018 while the PUD application has been under review by city staff. Please see the zoning case report C814-97-0002.01 for information on the proposed changes to the PUD.

PUBLIC MEETING: The ordinance required plan amendment community meeting was held on September 13, 2018. This meeting took place at the Ruiz Branch Library. Approximately 216 meeting notices were mailed to property owners and renters located within 500 feet of the subject property, in addition to neighborhood and environmental groups who requested notification for the area on the Community Registry. Additionally, an email was sent notifying the Montopolis neighborhood contact team of this meeting. Two members of the public attended the meeting, two staff members representing the applicant, and three city staff members representing Planning and Zoning Department. ***NOTE: Since this meeting was held in 2018, the Planning and Zoning Department is now called the Housing and Planning Department.***

The meeting began informally with the applicant answering a few questions posed by one member of the community that left soon after and before the formal presentation began. The sole remaining community member lives next door to the proposed development. Maureen Meredith introduced Micah King, the developer's agent and Wayne Gerami with Habitat for Humanity.

Wayne and Micah introduced renderings of the proposed condominiums and answered questions from staff and the lone community member.

Q: Where is the “Mix” in this proposed development? I only see residential.

A: It’s just a formality. There will be no mixed-use on the site. It will be only Townhomes.

Q: Thought it would be Condos with commercial on the bottom floor.

A: Habitat for Humanity has not built any Mixed Use.

Q: What is the timeline?

A: There is no exact timeline.

Q: What makes these Townhomes affordable?

A: All units will be owner-occupied and 100% of them will be offered to people making 80% area MFI.

Q: What happens if this is not approved?

A: It should get approved. It has been 20 years since the first phase of the project (Mary Vice Estates PUD) was built. Habitat for Humanity (HH) has been meeting with the community. HH has built 100 homes in Montopolis. We have the neighborhood’s approval.

Q: I’m most concerned about traffic.

A: The designs call for a protected left-hand turn including a light at the end of the street at the corner of Circulo de Amistad and Montopolis.

Q: Will Townhomes have a Montopolis street address?

A: We will ask the addressing office what address we will use.

Q: How many bedrooms will these Townhomes have?

A: There will be three bedrooms, at the very least three to four bedrooms.

Q: Will all the units have parking?

A: Yes, each Townhome will have parking.

Q: Will the number of Townhomes change? Will it be 12?

A: In this lot, there will be 12-14 units. The square footage will stay the same. This project is made for families.

Q: Why wasn’t this lot built up in the 1990’s along with the rest of the PUD?

A: Initially it was intended to become a community center with daycare but that never materialized. This was the first full subdivision built by Habitat for Humanity.

Q: Do you regret leaving a big patch of land in the middle of the street (Circulo de Amistad)?

A: We've been told we cannot put anything there.

Q: Does it serve as a water retention pond?

A: I don't know.

Q: Which way will the homes be facing? Will they be facing in towards established homes?

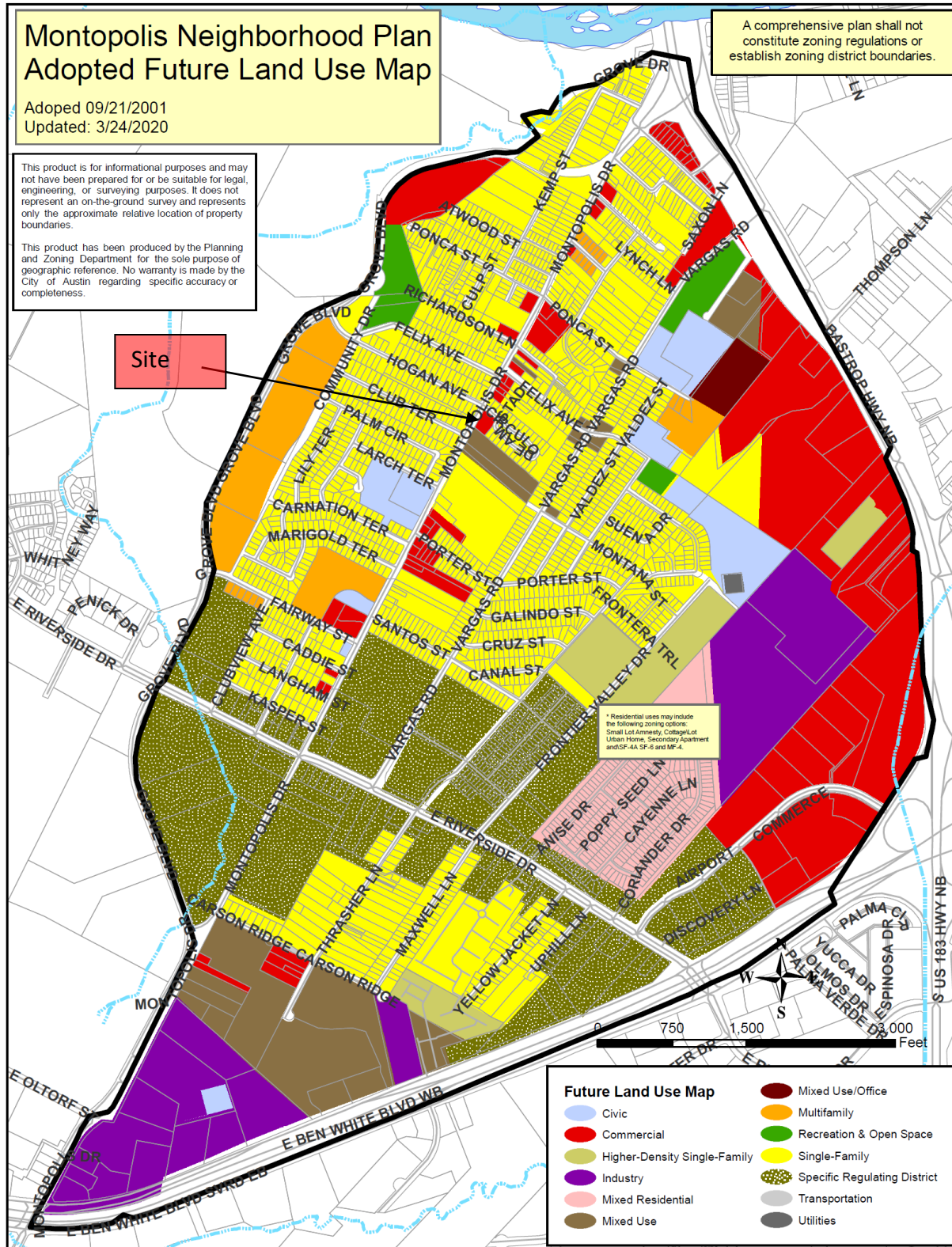
A: Believe they will all be facing out towards Montopolis. It does not make sense to have them face the single-family homes that are there now.

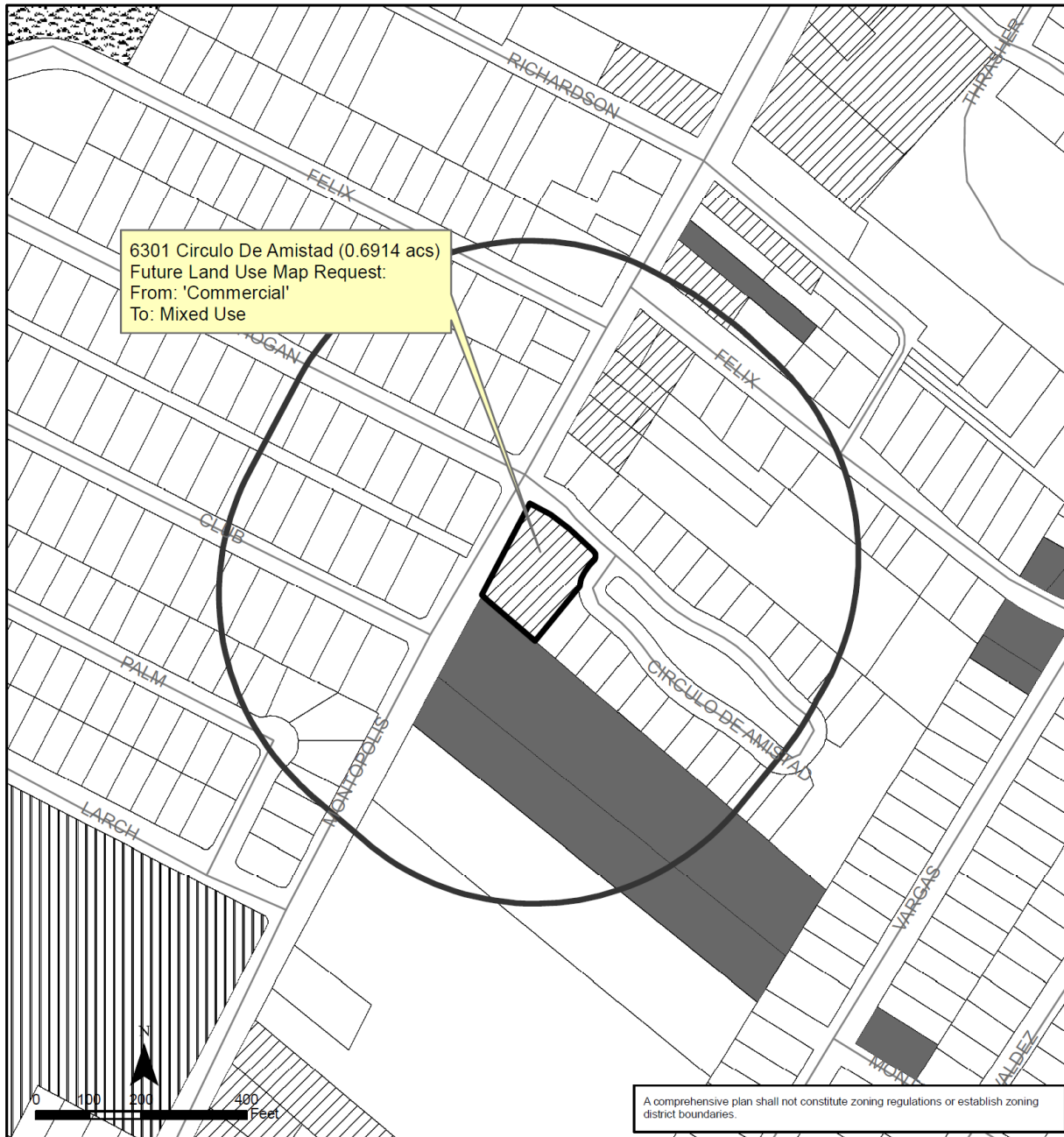
Q: There are plants on part of that land (that my father planted). Will they be able to remain?

A: We'll try to keep some of them. We don't know for sure.

Q: What is the timeline?

A: We hope to have it in front of Planning Commission in 3 months. We need the entitlements before construction. We're looking at one year for planning and design and one year for construction. Two years after entitlements for structures. You would begin to see the street improvements first. City Staff: Conceivably November/December for Planning Commission and City Council to obtain those entitlements.





Montopolis Neighborhood Planning Area NPA-2018-0005.02.SH

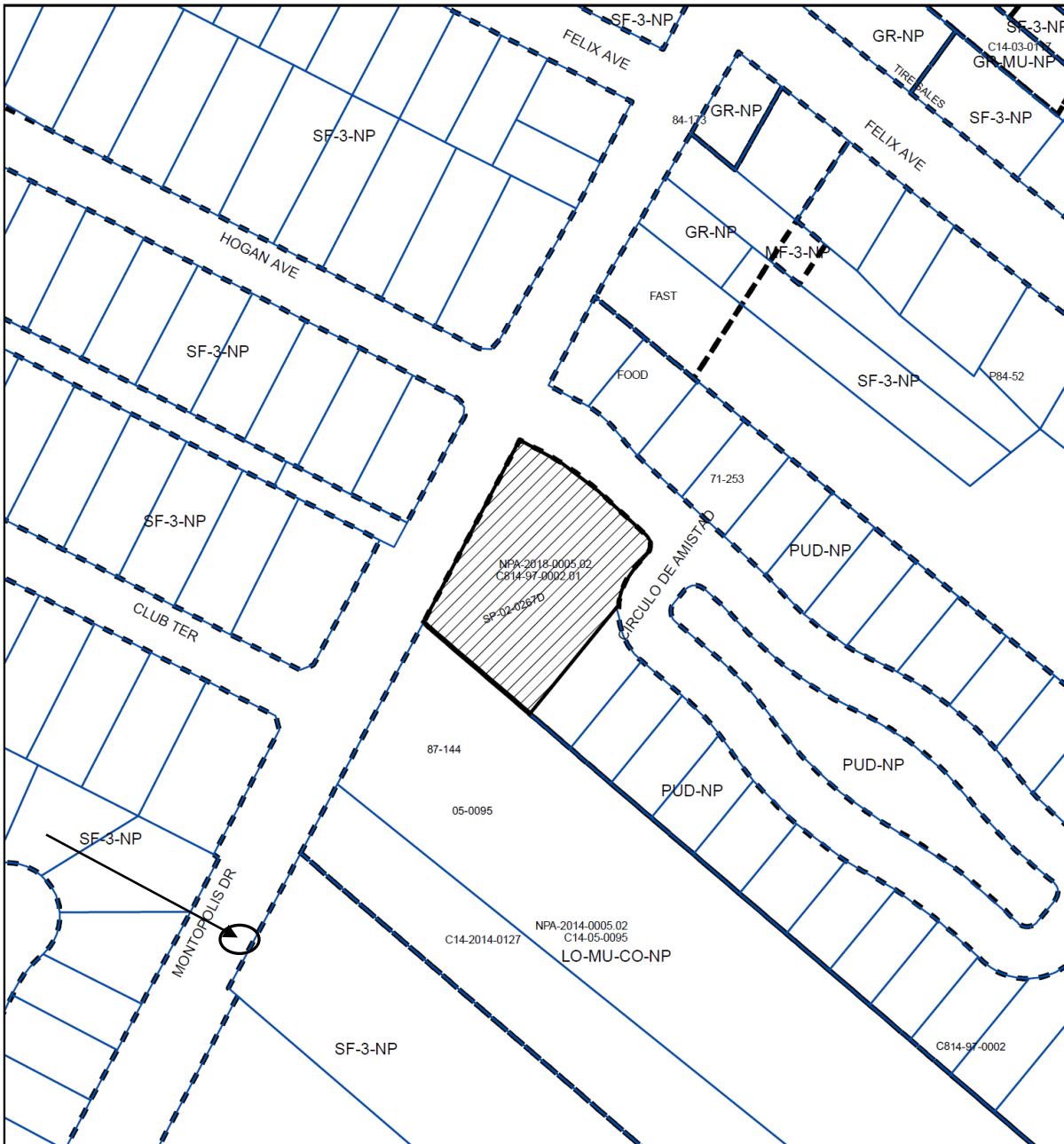
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

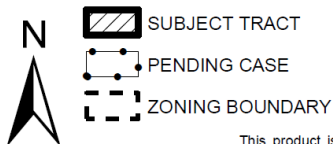
Future Land Use

	500 ft. notif. boundary		Subject Property		Mixed Use
	Single-Family		Mixed Use/Office		Civic
	Multi-Family		Recreation & Open Space		
	Commercial				

City of Austin
Housing and Planning Department
Created on 8/13/2018, by: meredithm



Zoning



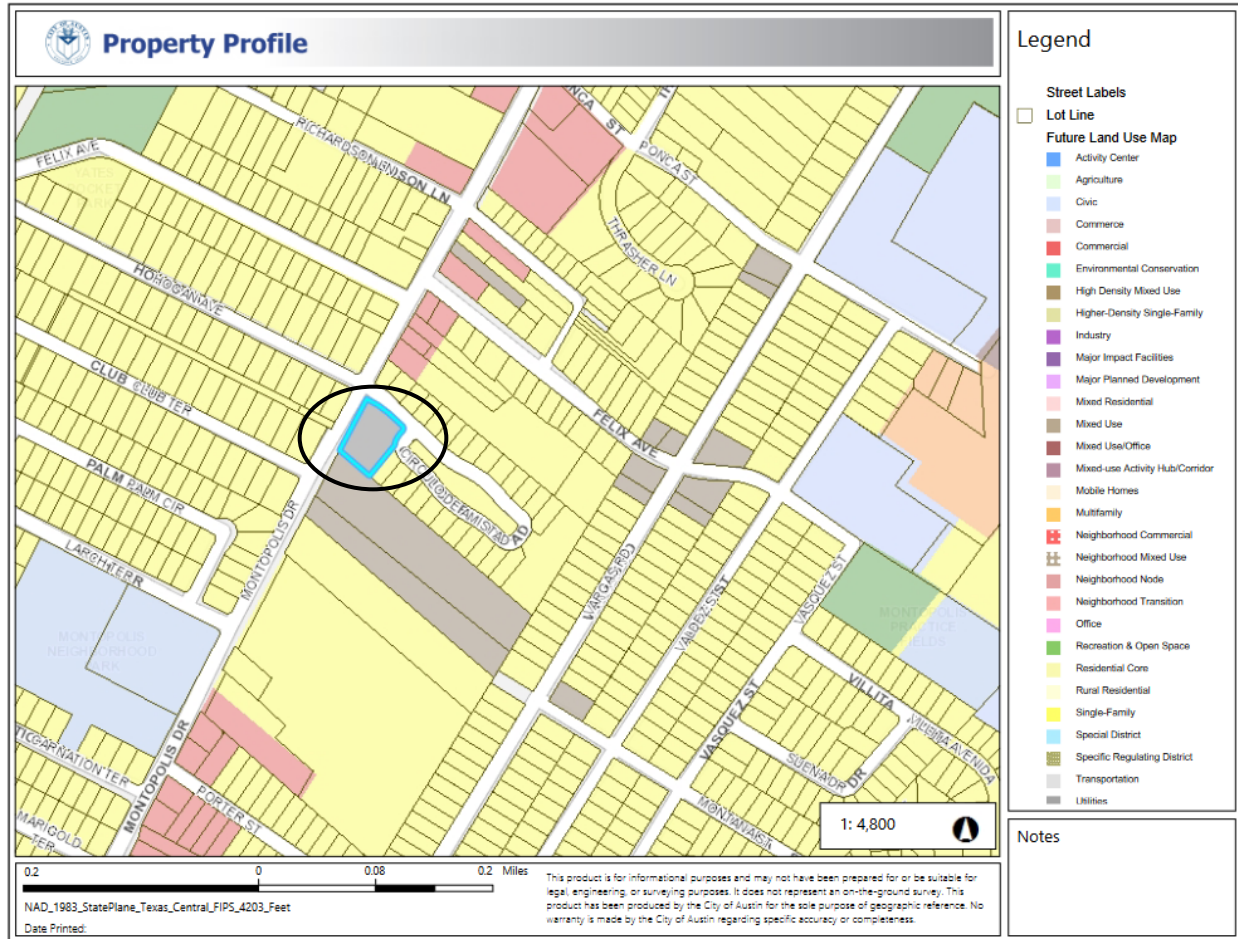
Zoning Case: C814-97-0002.01

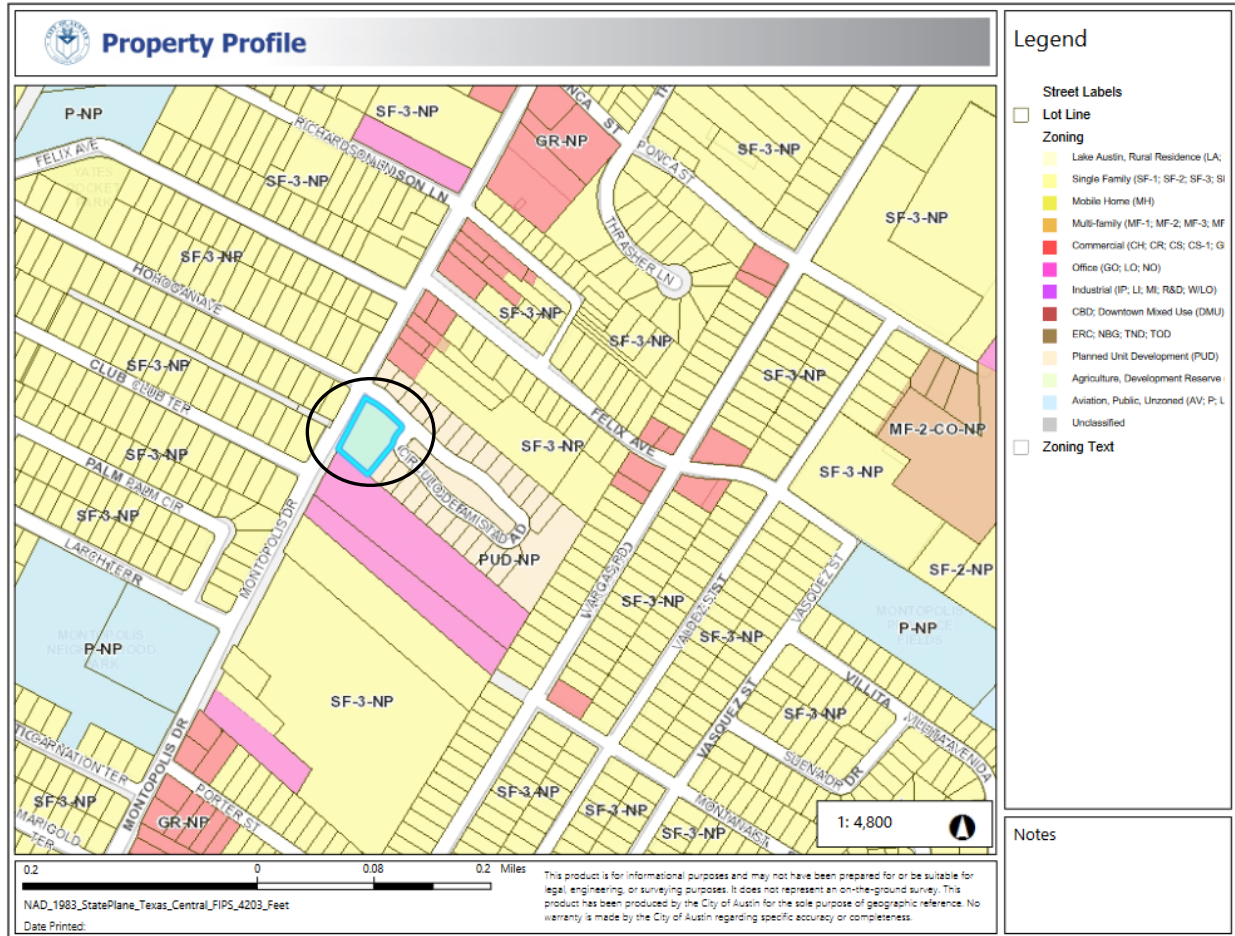
1" = 125'

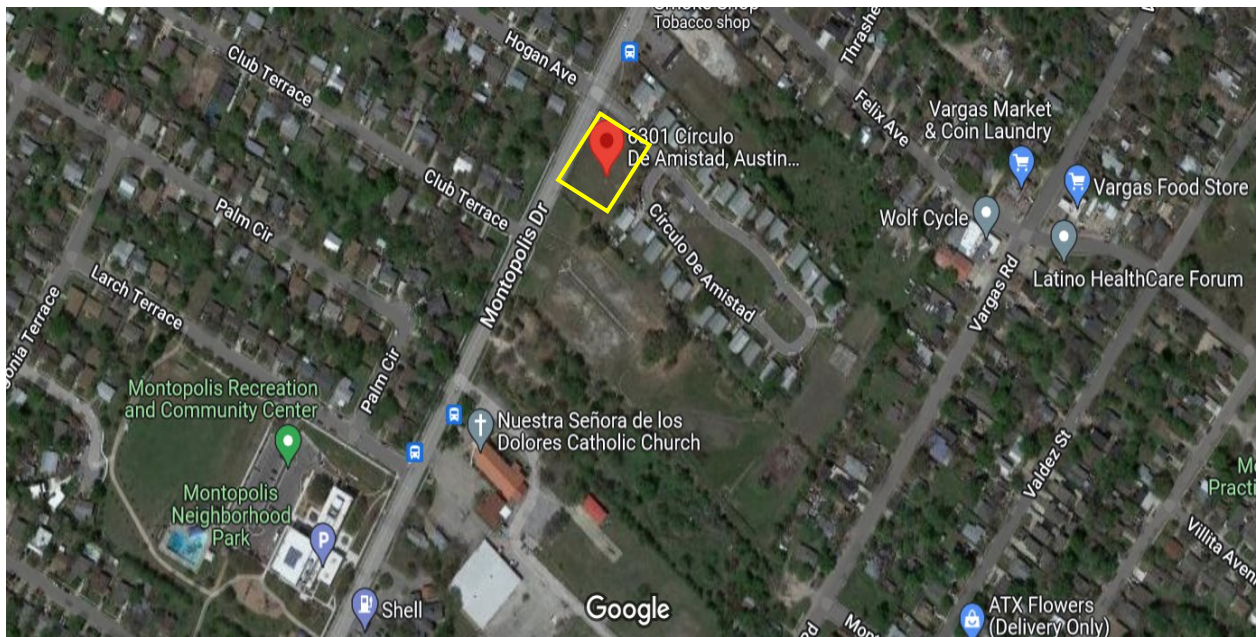
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Correspondence Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Housing and Planning 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-2018-0005.02.SH
Contact: Maureen Meredith, Ph: 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: December 14, 2021 - Planning Commission

Your Name (please print) RICHARD PIERCE
RSP VENTURES LLC

☐ I am in favor
☒ I object

Your address(es) affected by this application
6106 RICHARDSON LANE

Signature [Signature] Date 12/16/2021

Comments: DEGRADE THE NEIGHBORHOOD.
THIS TYPE OF HEARING MAY


City of Austin
DEC 21 2021
NHCD / AHFC

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Zoning Department
 Jesse Gutierrez
 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-2018-0005.02
Contact: Jesse Gutierrez, 512-974-1606
Public Hearings: Jan 28, 2020 - Planning Commission


 Ms. Bernadette Y. Baulista
 6207 Hogan Ave.
 Austin, TX 78741-3317

☐ I am in favor
☒ I object

Your address(es) affected by this application _____

Signature B. Baulista Date 1/21/2020

Comments: _____

