

**From:** [Meredith, Maureen](#)  
**To:** [Rhodes, Wendy](#)  
**Subject:** FW: Jan 10 PC PP request: 2404 Thrasher Lane, Austin, Texas 78741 (Case Number NPA-2022-0005.02 and C14-2022-0114)  
**Date:** Monday, January 9, 2023 10:18:08 AM  
**Importance:** High

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Wendy:  
Sara spelled your name wrong, so it bounced back.  
Maureen

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**From:** Meredith, Maureen  
**Sent:** Monday, January 9, 2023 10:17 AM  
**To:** [jb.rbconsulting@yahoo.com](mailto:jb.rbconsulting@yahoo.com)  
**Cc:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>; [ssouerbry@austin.rr.com](mailto:ssouerbry@austin.rr.com);  
[Wendy.Rhodes@austintexas.gov](mailto:Wendy.Rhodes@austintexas.gov); Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>; Harden, Joi <[Joi.Harden@austintexas.gov](mailto:Joi.Harden@austintexas.gov)>  
**Subject:** Jan 10 PC PP request: 2404 Thrasher Lane, Austin, Texas 78741 (Case Number NPA-2022-0005.02 and C14-2022-0114)  
**Importance:** High

Rodney:  
Sara Souerbry, see email below, is requesting a postponement of the cases to the Feb. 14<sup>th</sup> PC hearing. Please let us know if you are OK with it.  
Maureen

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**From:**  
**Sent:** Friday, January 6, 2023 5:01 PM  
**To:** [Wendy.Rhodes@austintexas.gov](mailto:Wendy.Rhodes@austintexas.gov)  
**Cc:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** RE: 2404 Thrasher Lane, Austin, Texas 78741 (Case Number NPA-2022-0005.02 and C14-2022-0114)

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

Wendy,

As the owner of the two properties adjacent to the south, I would like to ask for postponement of cases **NPA-2022-0005.02** and **C14-2022-0114** to February 14th.

I have been in communication with the owner's agent and was told that we would be able to speak before this public hearing. That has not happened yet, though I have reached out several times.

Best regards,

Sara Souerbry

Austin CRE, LLC

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**From:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>

**Sent:** Monday, September 26, 2022 9:26 AM

**To:**

**Cc:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>;

**Subject:** FW: 2404 Thrasher Lane, Austin, Texas 78741 (Case Number NPA-2022-0005.02)

Rodney:

Please see the email below from Sara Souerbry.

Maureen

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**From:**

**Sent:** Monday, September 26, 2022 8:47 AM

**To:** Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>

**Cc:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>

**Subject:** 2404 Thrasher Lane, Austin, Texas 78741 (Case Number NPA-2022-0005.02)

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

Good morning, Heather,

Austin CRE, LLC owns **2406 Thrasher** and **2408 Thrasher** and received notice of the rezoning at **2404 Thrasher**.

I have been having a hard time getting a hold of their agent. If you have any updated contact information different from below, it would be appreciated. Or, if you would let him know I am attempting to contact him.

Thank you in advance for your time.

Best regards,

Sara Souerbry  
Austin CRE, LLC

Agent Contact:

Rodney Bennett  
Bennett Consulting  
529 Evening Star Pass  
Austin, Texas 78640  
(512) 627-7227

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**From:**  
**To:** [Rhoades, Wendy](#); [Meredith, Maureen](#); [Rivera, Andrew](#); [Shaw, Todd - BC](#); [Hempel, Claire - BC](#); [Rodney K. Bennett](#); [Llanes, Carmen - BC](#); [Thompson, Jeffrey - BC](#); [Schneider, Robert - BC](#)  
**Cc:**  
**Subject:** 2404 Thrasher Lane C14-2022-0114 NPA-2022-0005.02 - MNPCT  
**Date:** Tuesday, January 10, 2023 9:47:47 AM

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

Hello Planning Commissioners- The Montopolis Neighborhood Plan Contact Team does not oppose single family zoning in our community. The Contact Team has fought hard to protect and preserve single family zoning in our community, especially single family housing that is truly affordable. We recommend that some of the units being built at 2404 Thrasher Lane be affordable.

Montopolis is one of the neighborhoods that is within Project Connect's Anti-Displacement protection area. Montopolis is also a State designated Opportunity Zone Development area.

It cannot be stressed enough: the median family income for Montopolis is different from the MFI for Travis County. According to 2019 American Community survey data, the per capita income for Montopolis is \$20,859 and the median household income is \$42,344. Our overall poverty rate is 26.4%, our childhood poverty rate (under 18) stands at 30%, and the poverty rate for seniors (over 65) is 32%. These numbers reflect increases in both population and income caused by already occurring gentrification. The construction of rental housing at 60% MFI and ownership housing at 80% MFI will just exacerbate displacement and gentrification.

Stop the Displacement,  
Susana Almanza, President Montopolis Neighborhood Plan Contact Team

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PODER  
P.O. Box 6237  
Austin, TX 78762-6237  
[www.poderaustin.org](http://www.poderaustin.org)

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