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Sent: Tuesday, July 18, 2023 11:47 AM
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Subject: 2404 Thrasher Lane

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Good Morning,

RE: Items 169 and 170 on the Thursday July 20, 2023 Austin City Council Agenda, please vote AYE in support of the applicant's request.

The Montopolis Neighborhood Planning Contact Team, the Montopolis Neighborhood Association, the Carson Ridge/Thrasher Neighborhood Association, the Montopolis CDC and others also support the applicant's request.

The Montopolis CDC has been in negotiations with the applicant, and we have negotiated a tentative Community Benefits Agreement which would result in the construction of at least one of the proposed units to the International Passive House standard, the second such building in Montopolis (and Austin) constructed to this high standard, which is 3-5 times as energy efficient as a LEED Platinum or Austin Energy Greenbuilding 5-Star greenbuilt home.

We are aware that an absentee landlord who owns an adjacent lot is in opposition to this zoning request. Her business concerns are profits-driven and parochial and are nullified by the fact that Montopolis is a family community, with Thrasher Lane in particular one of our neighborhood's core family neighborhoods. She knew what she was buying, as I personally as well as others have made this clear. The previous owners, Felix and Amanda Benavides are even featured in my book about Montopolis, *Austin's Montopolis Neighborhood*. 2404 Thrasher Lane is currently greenspace, with close to zero percent impervious cover and many plants, trees and shrubs. Given the fact that we have already borne the disproportionate brunt of greenspace destruction and steroidal multifamily Opportunity Zone based housing, we feel strongly that SF-3 zoning is one of the best options available if this property is to be developed. It is in that spirit that my wife and I are prepared to withdraw our valid zoning petition if council is prepared to vote for the SF-3 zoning both the applicant and the neighborhood support.

I urge you to put this item on the consent agenda, as I am sure you have other pressing business to attend to at Thursday's meeting.

Regards,

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Fred L. McGhee, Ph.D., D.D., CPHT, U.S. Navy (Ret.) President, Montopolis CDC www.montopolis.org