



- The Montopolis-Fairway Mixed Use Zoning & FLUM Case is a clear example of Environmental Racism. Montopolis is a predominantly low-income community with a majority of people of color.
- Montopolis families are being squeezed out by luxury & unaffordable apartments. These new Apartments do not serve families. The majority of over 3,744 apartment units are 1- or 2-bedroom units.

The Montopolis-Fairway Mix Use Case is currently zoned SF-3-GR-NP.

The Montopolis-Fairway Mix Use case is a **developers speculation case** and here is the evidence:

- On February 21, 2024 it was presented as CS-MU-V-NP.
- On May 17th, 2024, it was then presented as CS-DB90-NP
- On September 19, 2025 is was presented as GR-V-NP
- On January 22, 2026 is presented as GR-V-DB90-NP

- **We know where fundamental change is most urgently needed. Montopolis already has the highest concentration of multifamily, commercial and industrial zoning of any planning area in the city. Our green spaces, like our single-family zoning, are precious and limited. Help us to protect our families and our community by opposing clearly incompatible and unwelcome development.**



Grove Place
1881 Grove Blvd.
Number of Units: 184

Cambrian East Riverside
1806 Clubview Ave.
Number of Units: 65

Bridge at Henley
6107 E. Riverside Dr.
Number of Units: 368

Trove Eastside
2201 Montopolis Dr.
Number of Units: 280

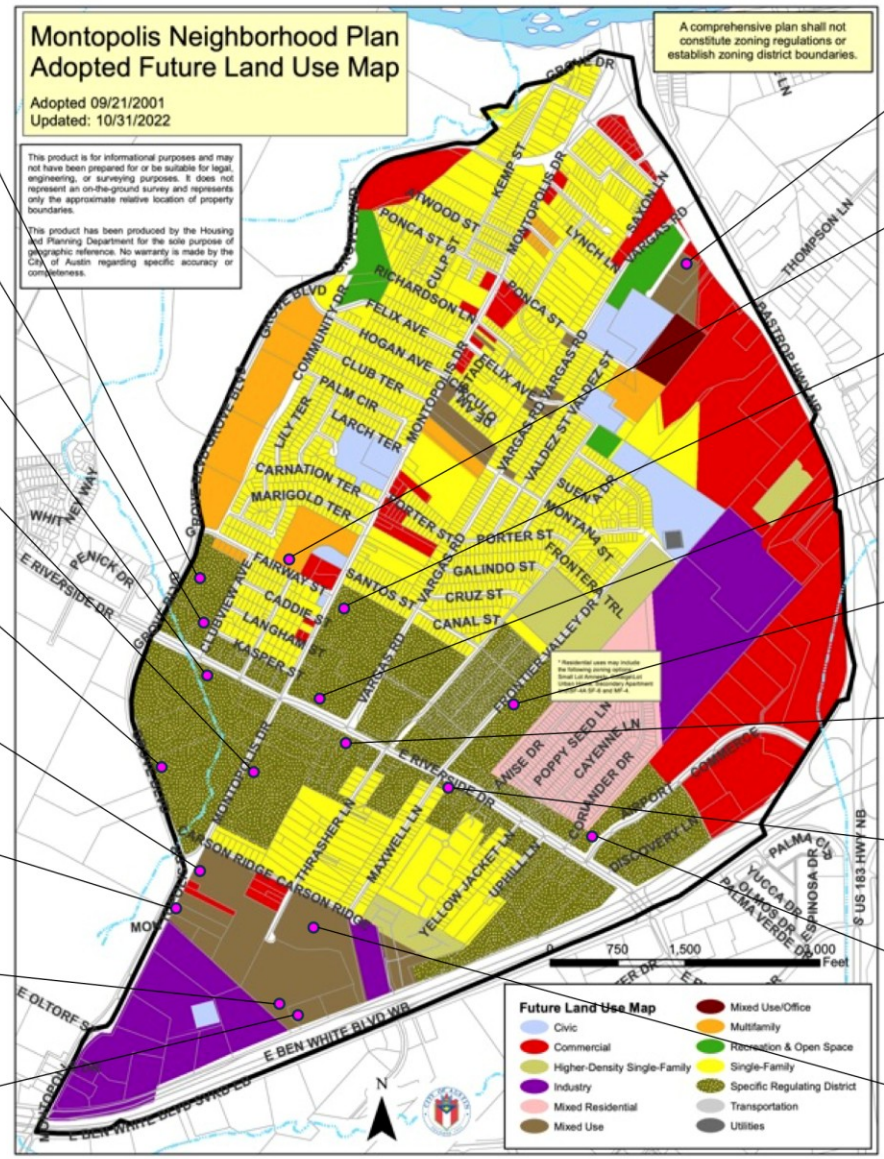
Radius on Grove
2301 Grove Blvd.
Number of Units: 151

The Mont
2405 Montopolis Dr.
Number of Units: 288

The Monroe
2511 Montopolis Dr.
Number of Units: 24

The Pointe at Ben White
6934 E. Ben White Blvd.
Number of Units: 250

The Oaks at Ben White
6936 E. Ben White Blvd.
Number of Units: 96



East Vue Ranch
460 Bastrop Hwy SB
Number of Units: 342

Riverside Townhomes
6118 Fairway St.
Number of Units: 128

Riverside Meadows
1601 Montopolis Dr.
Number of Units: 240

Urban East
6400 E. Riverside Dr.
Number of Units: 368

Frontier East
1705 Frontier Valley Dr.
Number of Units: 192

Crosstown
6507 E. Riverside Dr.
Number of Units: 263

The Oscar
6905 E. Riverside Dr.
Number of Units: 50

Arise Riverside
1900 Airport Commerce Dr.
Number of Units: 275

The Villages at Ben White
7000 E. Ben White Blvd.
Number of Units: 180

Montopolis has Currently has Over 3,744 apartment units. More units will be built in the near future. Montopolis Single family homes are being destroyed. We need to preserve our single family housing