

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** Montopolis Neighborhood Plan

**CASE#:** NPA-2011-0005.02

**PC DATE:** October 25, 2011

**ADDRESS/ES:** 6914, 7000, 7016 E. Ben White Blvd.

**SITE AREA:** Approx. 31.419 acres

**OWNER:** CSK Partners, L.L.C.

**APPLICANT/AGENT:** Garrett-Ihnen Civil Engineers, Mike Wilson or Steve Ihnen

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial and Industry

**To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** (no zoning case filed)

**NEIGHBORHOOD PLAN ADOPTION DATE:** September 27, 2001

**PLANNING COMMISSION RECOMMENDATION:** On October 25, 2011, the motion to approve staff's recommendation for Mixed Use, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** The change in the future land use map meets the following Goals, Objectives, and Recommendations:

## LAND USE

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

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

**Action 10:** Work the City of Austin, the Chamber of Commerce and other agencies to encourage the infill of vacant commercial land and buildings in the neighborhood.

**Objective 3:** Focus the highest intense commercial and industrial activities along Ben White Drive and U.S. Hwy 183. Airport-related businesses and services should be located at Austin-Bergstrom International Airport or along Ben White or U.S. 183.

**Action 11:** Zone the properties along 183 and Ben White to allow commercial or limited industrial uses along these major corridors. (Please refer to the Figure 4: 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.

**Goal 2a: Expand opportunities for the public enjoyment of Parks, Trails, and Open Space.**

**Objective 6a:** Provide additional Open Space in Montopolis for public use and ensure that residents live in a clean and healthy environment.

**Objective 6c: Establish hike and bike trails that provide connectivity within Montopolis and to adjacent neighborhoods.**

**Staff Analysis:** The request to change the future land use map from commercial and industry to mixed use is consistent with the plan because the proposed development will provide the area with more consumer services, housing, and pedestrian trails. East Ben White Boulevard is a heavy commercial corridor leading to Austin Bergstrom International Airport. The proposed large mixed use project is consistent with nature of the area.

**BACKGROUND:** The application was filed on July 27, 2011, during the July open-period for City Council-approved neighborhood planning areas located on the east side of I.H.-35.

The property owner proposes a mixed use project with commercial/retail uses near the frontage of East Ben White and residential uses to the north.

The site will meet the Heritage Tree Ordinance so all sizable trees will be saved. In addition, all water quality ordinances will be met as required by the City.

There will be no increased traffic trips as a result of this project.

When the zoning application is filed, the applicant will also file a termination of the current restrictive covenant to allow mixed uses.

More information on the project is in the "Public Meetings" section of this report.

No zoning change application was submitted at this time.

The Montopolis Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on September 27, 2001. The Montopolis Planning Area is located in the southeast part of Austin's Urban Core. The boundaries for the planning area are Grove on the north and west, Bastrop Highway on the east, and Ben White on the south.

**PUBLIC MEETINGS:** The ordinance-required neighborhood plan amendment meeting was held on Monday, September 19, 2011. One hundred four notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organization registered on the community registry. Fourteen people attended the meeting, including two agents and one city staff member.

Steve Ihnen and Mike Wilson, agents for the property owner, gave a brief presentation on the project, after which the following questions were asked;

Q. What types of housing will be built?

A. Could be apartments, condos, or townhomes.

Q. How far into the process will we be able to see what housing types will really be built?

A. After the property is rezoned and a contract is put the property.

Q. Could we require housing to be built?

A. Yes, but we will need to talk to a zoning planner once the zoning application is filed.

Q. Can you build a pedestrian trail and/or a multi-modal trail on the property so people who live near the site can use?

A. Sure, we can consider it.

After the City-facilitated meeting was held, the Montopolis Planning Contact Team took a vote on the project and voted to approve the change in the future land use map from Commercial and Industry to Mixed use on a vote of 10 to 0, with the following conditions:

- A hike/bike and/or multi-modal trail is provided;
- The site meets water quality containment requirements; and

- The site will provide some affordable housing.

A formal letter of support was not submitted by the Montopolis Planning Contact Team at the time the report was submitted

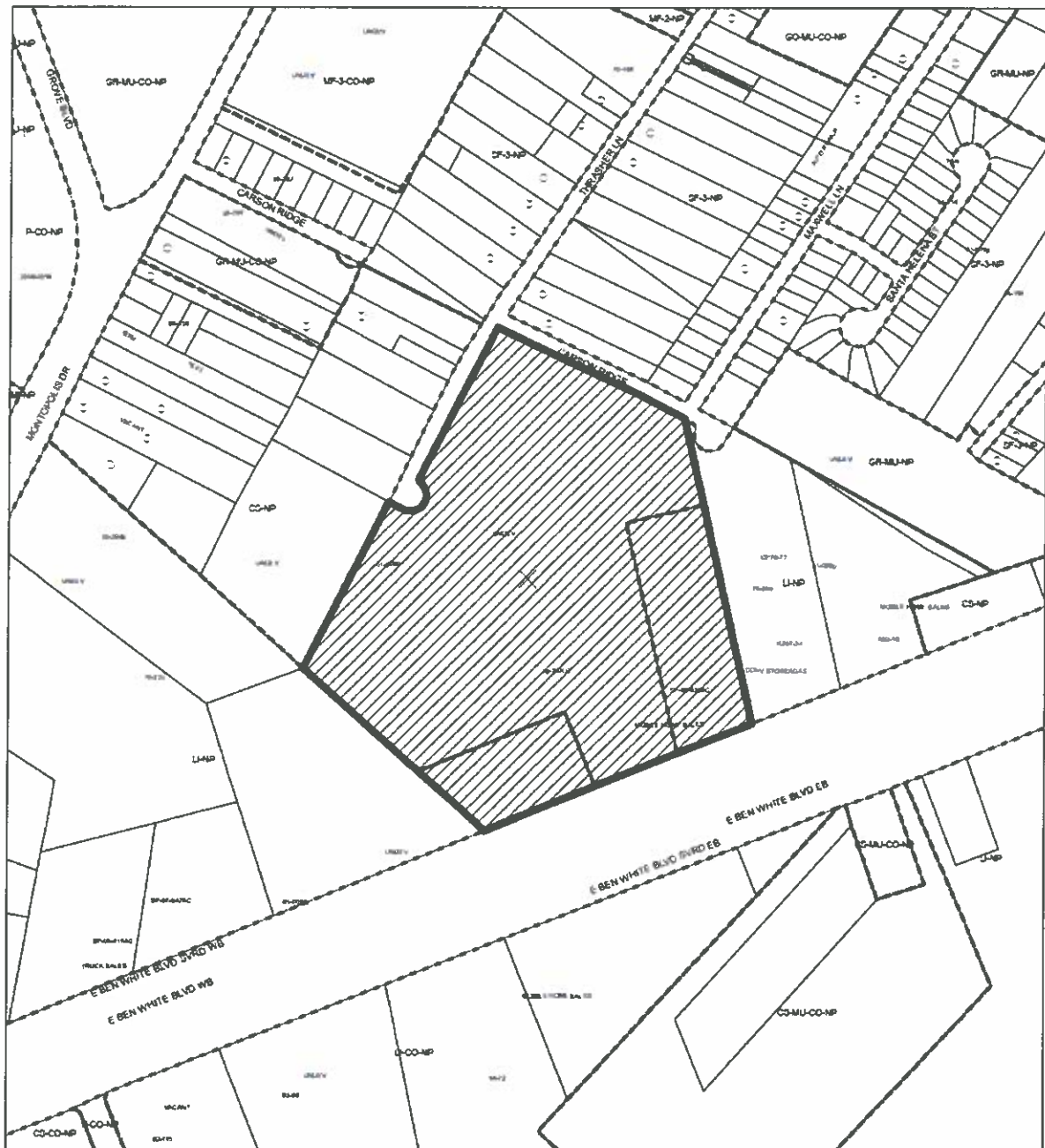
**CITY COUNCIL DATE:** December 8, 2011

**ACTION:** Pending

**CASE MANAGER:** Maureen Meredith

**PHONE:** 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov



## NEIGHBORHOOD PLAN AMENDMENT

NPA CASE#: NPA-2011-0005.02

LOCATION: 6914, 7000 & 7016 E. BEN WHITE BLV

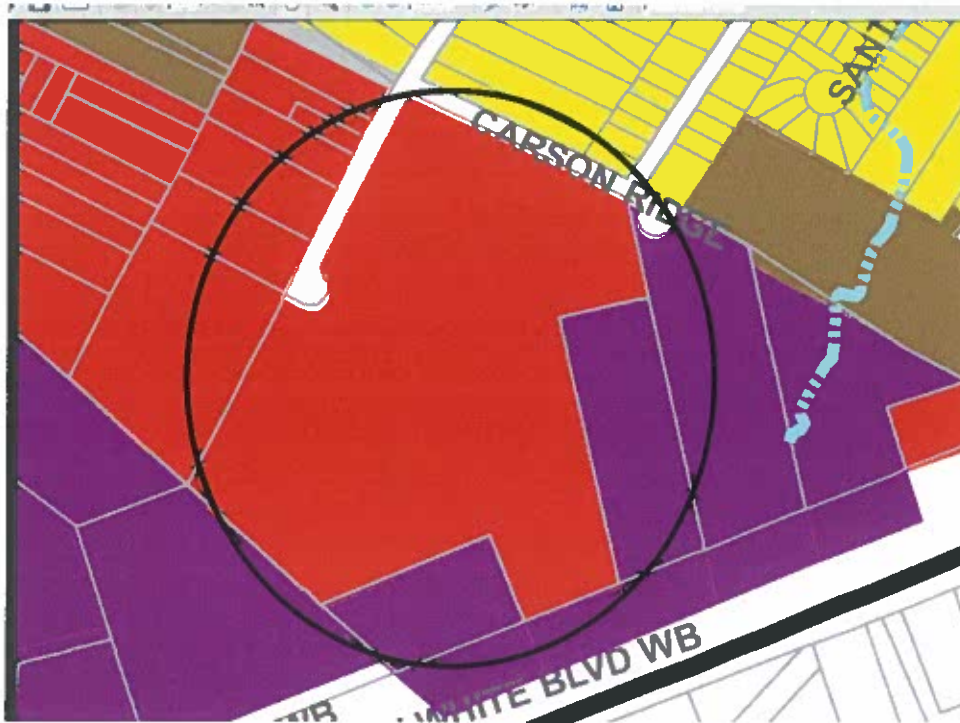
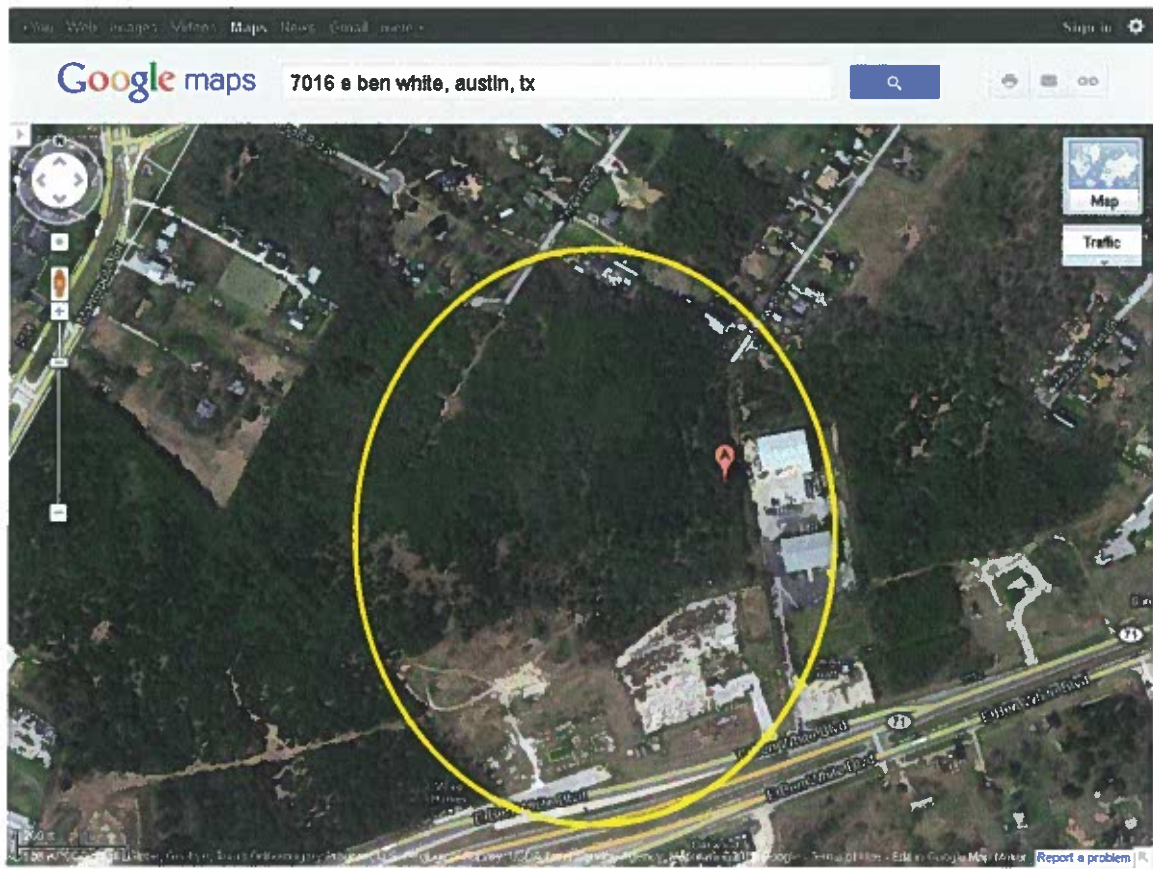
SUBJECT AREA: 31,419 AC.

GRID: L18

MANAGER: M. MEREDITH



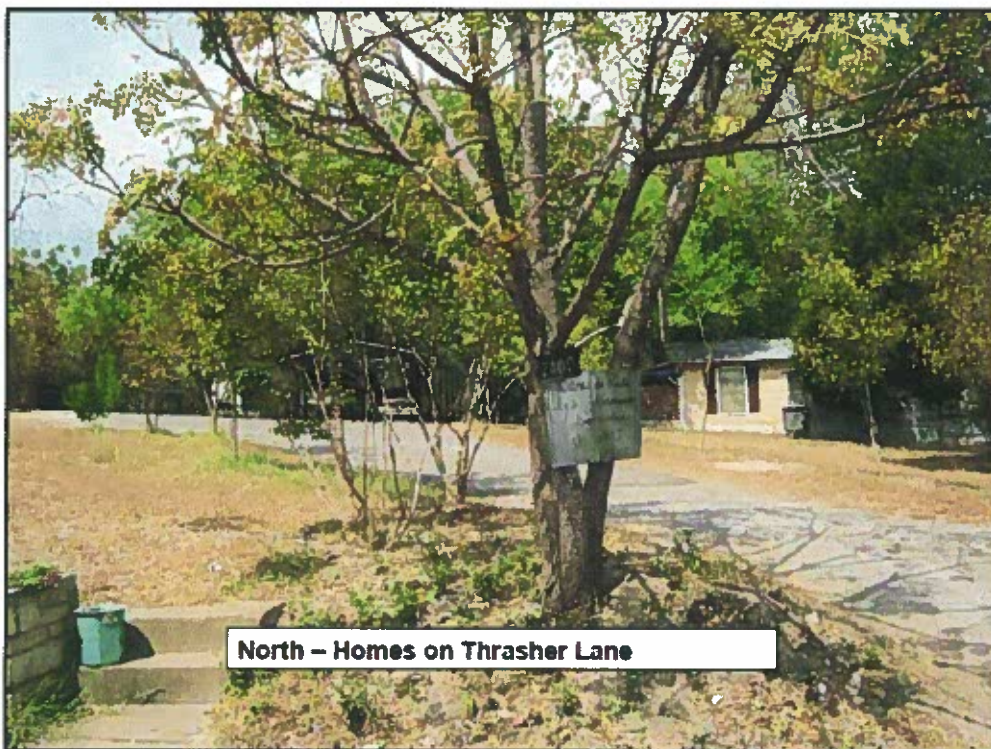
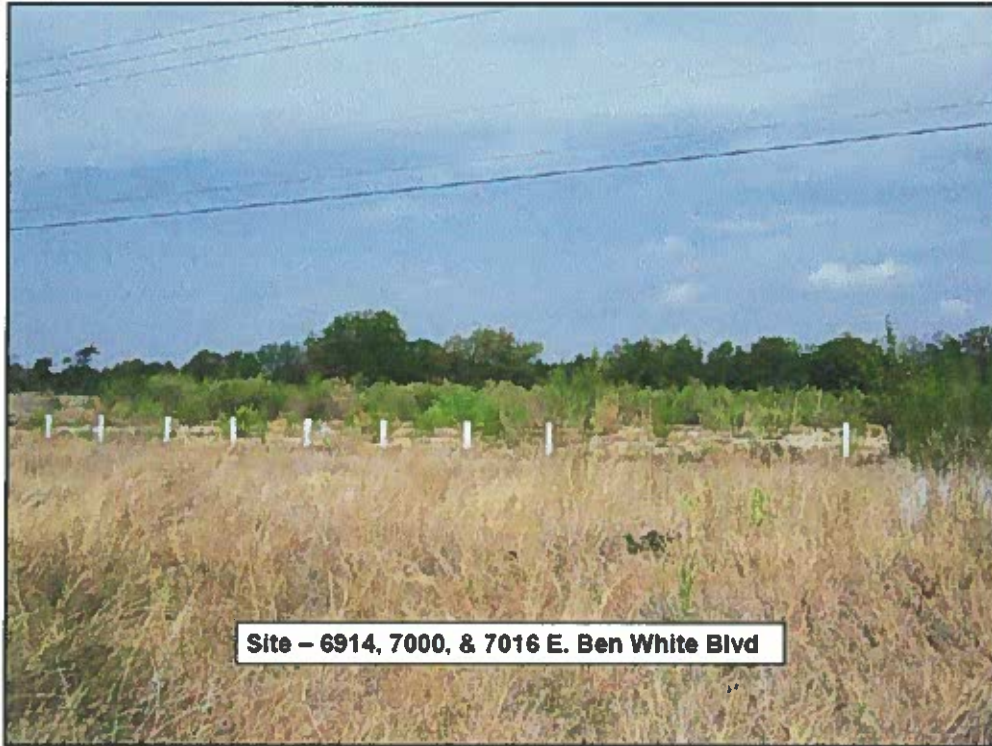
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



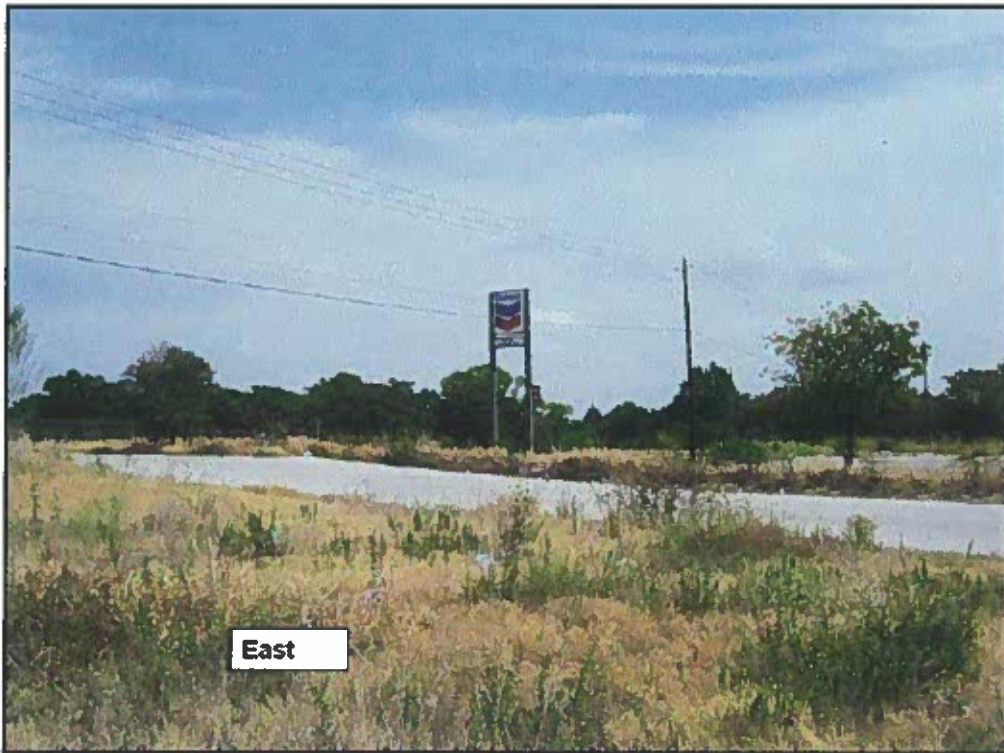


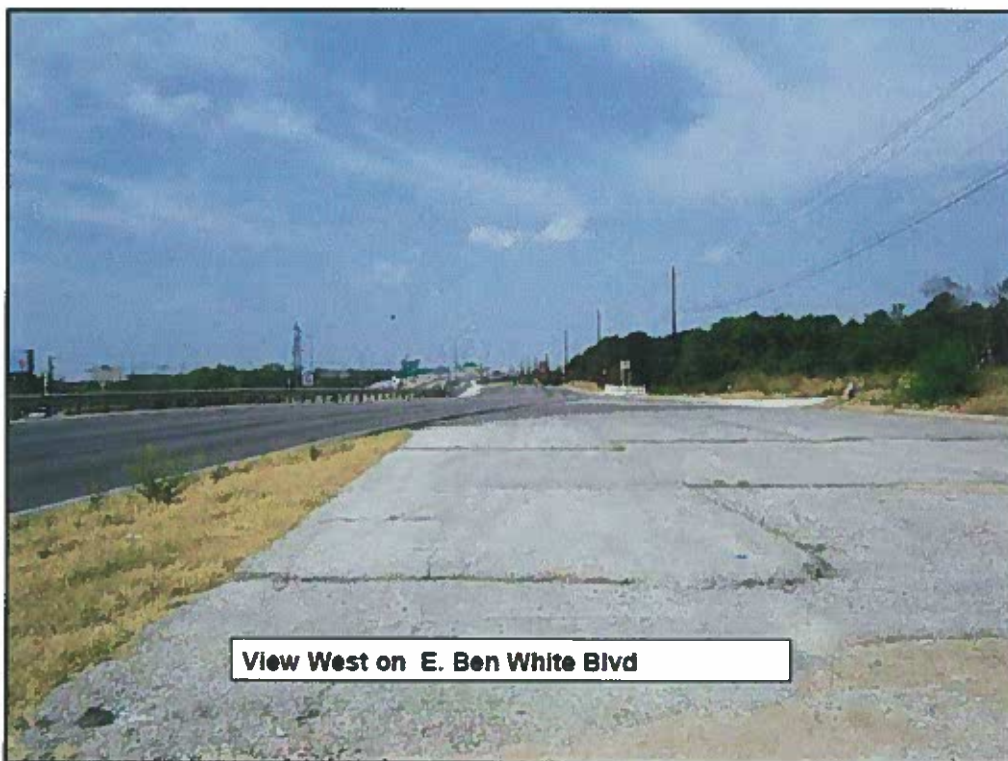
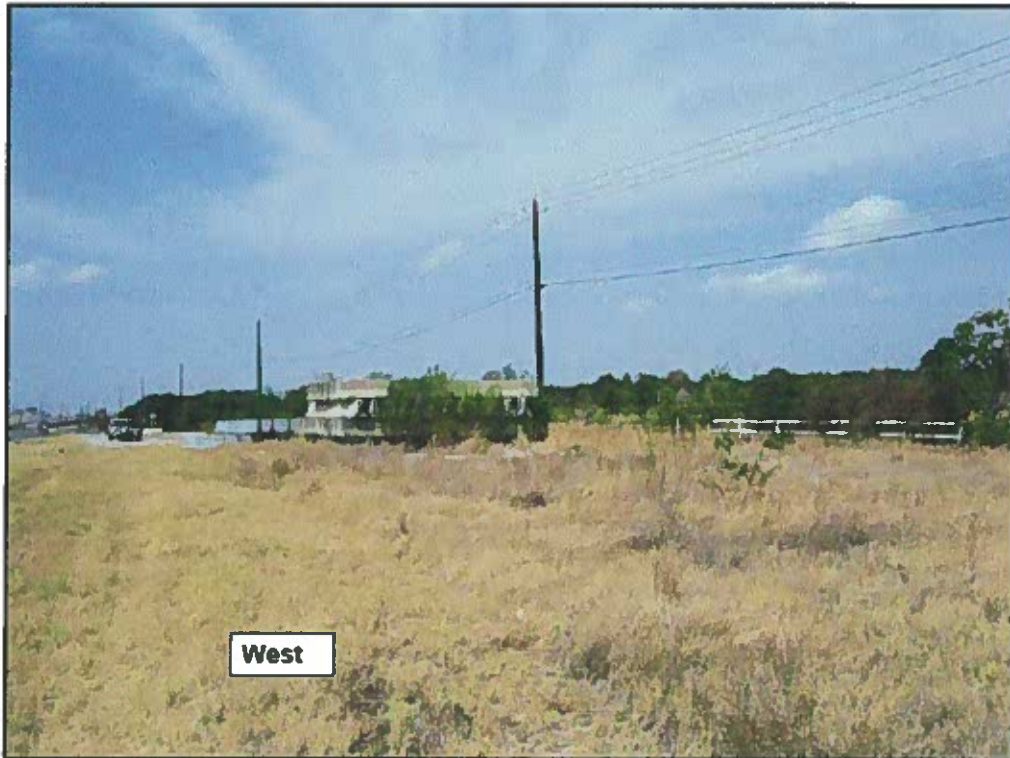














**View East on E. Ben White Blvd**