



**Neighborhood Plan - Conduct and Consider
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: Z-1
AGENDA DATE: Thu 01/15/2004
PAGE: 1 of 1

SUBJECT: Conduct a public hearing and approve an ordinance to amend the Montopolis Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to change the Future Land Use Map designation from residential to mixed-use for property located at 805 E. Montopolis Drive.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Alice Glasco

FOR MORE INFORMATION CONTACT: Sonya Lopez/974-7694

PRIOR COUNCIL ACTION:

September 27, 2001 - City Council adopted the Montopolis Neighborhood Plan and Rezonings.

BOARD AND COMMISSION ACTION: Recommended by the Planning Commission.

BACKGROUND

Council adopted the Montopolis Neighborhood Plan and rezonings on September 27, 2001. The boundaries of the Montopolis Neighborhood Planning area are the Colorado River to the north, Grove Blvd. to the west, Hwy 183 to the east and Riverside Blvd to the south. The undeveloped property at 805 E. Montopolis Drive was approved for single-family residential land use designation on the future land use map. It is located along a corridor that is both commercial and residential in nature. The site is bordered to the north by an undeveloped commercially zoned property and to the south by a commercially zoned and used property. The owner would like to sell the property at 805 E. Montopolis Drive to the owner of the tire shop on the southern end of his property so that he may use it for additional parking. The neighborhood planning team was invited to a meeting where the property owner presented his proposal for a rezoning and amendment to the neighborhood plan. Very few members from the Montopolis community came to the meeting, and those that did come did not live close to the property in question and hence did not feel comfortable writing the letter on behalf of the Neighborhood Planning Team. Therefore, this case is coming forward with no recommendation from the Montopolis Neighborhood Planning Team. Standard notification procedures for a rezoning and plan amendment application will be followed.

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Montopolis

CASE#: NPA-03-0005.02

ADDRESS: 805 E. Montopolis Drive

APPLICANT: Farshad Raissedonna

OWNER: Farshad Raissedonna

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Residential

To: Mixed-use

Base District Zoning Change (Refer to table)

From: SF-2-NP

To: GR-MU-NP

Related Zoning Case #: C14-03-0117

DEPARTMENT COMMENTS:

A meeting was organized by NPZD inviting all of the Montopolis Neighborhood Planning Team members to hear a presentation from the property owner regarding his application for a rezoning. The goal of this meeting was to get a letter from the Team expressing support or lack of support for the proposal. Very few members from the Montopolis community came to the meeting, and those that did come did not live close to the property in question and hence did not feel comfortable writing the letter on behalf of the Neighborhood Planning Team. Therefore, this case is coming forward with no recommendation from the Montopolis Neighborhood Planning Team. Standard notification procedures for a rezoning and plan amendment application were followed.

STAFF RECOMMENDATION:

Staff recommends the proposed amendment to a mixed use category since the property is located along a corridor that is both residential and commercial in nature around the applicant's property. The site is bordered to the north by commercially zoned and used property and to the south by a commercially zoned and civcly used property.

PLANNING COMMISSION RECOMMENDATION:

December 9, 2003 – Approved on consent.

NEIGHBORHOOD ORGANIZATIONS:

Southeast Corner Alliance of Neighborhoods (SCAN)

Southeast Austin Neighborhood Alliance

Penick Place Neighborhood Assn.

Crossing Gardenhome Owners Assn.

Terrell Lane Interceptor Assn.

Barton Springs/ Edwards Aquifer Conservation Dist.

El Concilio, Coalition of Mexican American Neigh. Assn.

Austin Neighborhoods Council

River Bluff Neighborhood Assoc.
Onion Creek Homeowners Assoc.
Montopolis Area Neighborhood Alliance
Riverside Farms Road Neighborhood Assn.
PODER People Organized in Defense of Earth & Her Resources

CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):

NUMBER	REQUEST	CITY COUNCIL
NP-01-0005	Montopolis Neighborhood Plan	Approved 9-27-01
C14-01-0060	Montopolis Neighborhood Plan Combining District Rezoning	Approved 9-27-01

CITY COUNCIL DATE: January 15, 2004

ACTION:

CASE MANAGER: Sonya Lopez (plan amendment)
Annick Beaudet (zoning case)

PHONE: 974-7694
974-2975

EMAIL: sonya.lopez@ci.austin.tx.us
annick.beaudet@ci.austin.tx.us

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 010927-05, WHICH ADOPTED THE MONTOPOLIS NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 805 EAST MONTOPOLIS DRIVE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 010927-05 adopted the Montopolis Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 010927-05 is amended to change the land use designation on the Montopolis Neighborhood Plan Future Land Use Map from residential to commercial for property located at 805 East Montopolis Drive, as shown on the map attached as Exhibit "A" and incorporated in this ordinance.

PART 3. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

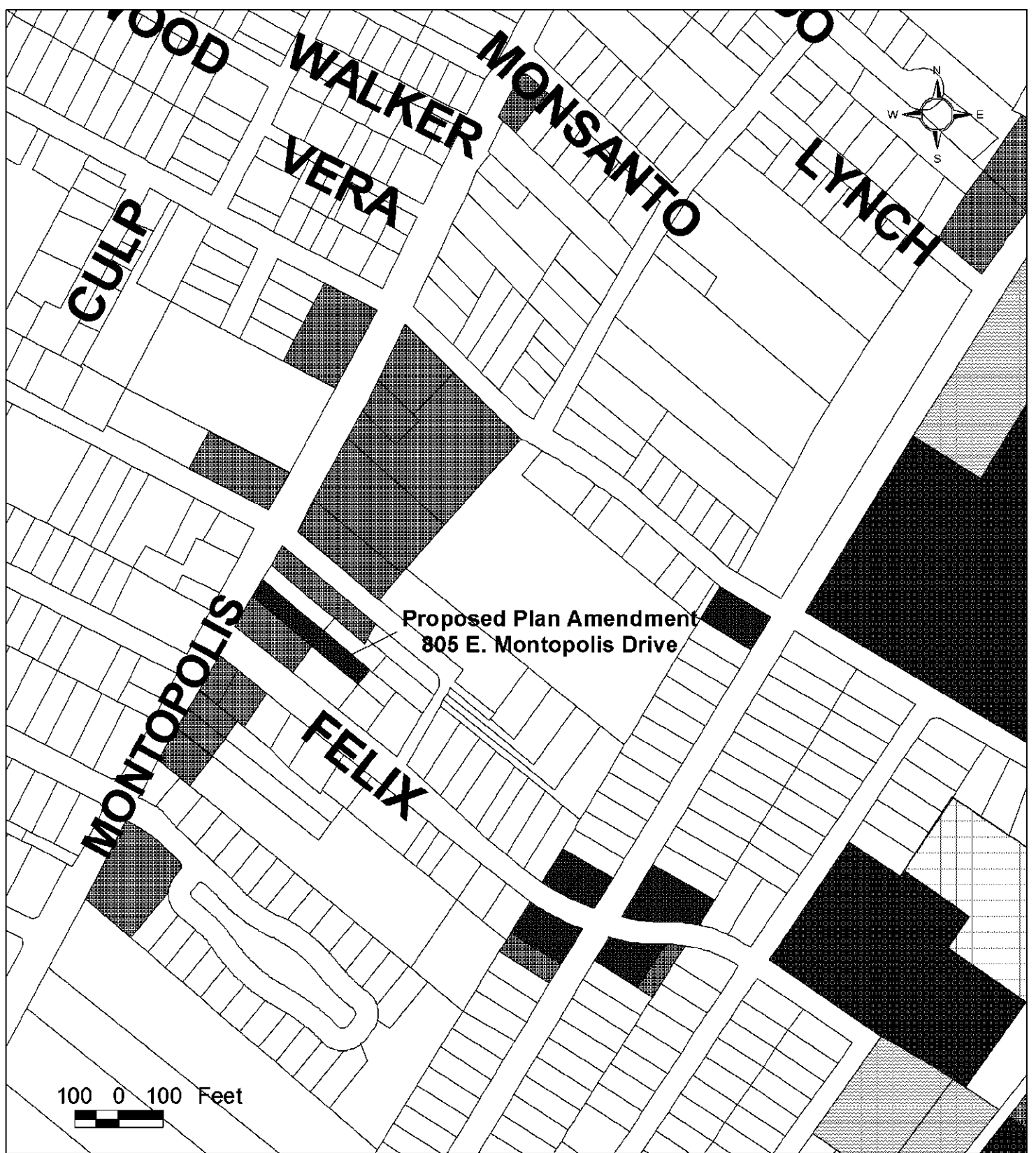
_____, 2004

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk



**Montopolis Neighborhood Planning Area
Proposed Plan Amendment for
805 E. Montopolis Dr. - NPA-03-0005-.02**



Neighborhood Planning
& Zoning Department

	Single Family		Industry
	Multifamily		Civic
	Commercial		Open Space
	Office		Residential Use
	Mixed Use		