

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

CASE#: NPA-2009-0005.01 **RELATED ZONING CASE #:** C14-2009-0092 (JH)

PC DATE: October 13, 2009

ADDRESS/ES: 6503 Carson Ridge

SITE AREA: Approx. 4.30 acres

OWNER/APPLICANT: Peter E. Barlin, 512-413-5896

AGENT: Shaw Hamilton Consultants (Shaw Hamilton), 512-791-0778

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: COMMERCIAL **To:** MIXED USE

Base District Zoning Change

Related Zoning Case: C14-2009-0092 (JH)

From: CS-NP **To:** GR-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

STAFF RECOMMENDATION: The staff recommendation is to APPROVE the requested change from COMMERCIAL to MIXED USE on the Future Land Use Map (FLUM).

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the Montopolis Neighborhood Plan (MNP). See *Analysis* for more details.

PLANNING COMMISSION RECOMMENDATION: On October 13, 2009, the motion to approve staff's recommendation for Mixed Use; was approved on the Consent Agenda by Commissioner Jay Reddy's motion, Commissioner Clint Small second the motion on a vote of 6-0; Commissioners Saundra Kirk and Dave Anderson were absent, 1 vacancy on the Commission.

BACKGROUND: 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 requested plan amendment is located in

the Montopolis Neighborhood Planning Area. The boundaries of the planning area are: Bastrop Highway (Hwy 183) on the north/east, Ben White Boulevard on the south/east, Grove Boulevard on the north/west and north/south.

The plan amendment request supports the following Montopolis Neighborhood Plan land use goals, objectives and action items:

- Goal 1: Improve Quality of Life in Montopolis through Land Use and Zoning Decisions.
 - Objective 1: Support the role Montopolis Drive has historically played as the heart of the neighborhood, especially from Riverside Drive to the River.
 - Action 1: Preserve the existing mix of zoning along Montopolis Drive, which allows for a variety of business and residential uses.
 - Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development
- Goal 2: Create Homes for all Stages of Life within Monopolis.
 - Objective 4: Enhance and protect existing single family housing.
 - Objective 5: Create multiple housing types of varied intensities.

Analysis: The proposed plan amendment and zoning change will create new housing choices for the area and will also provide commercial uses located within walking distance of the surrounding neighborhoods. These retail businesses will also create local jobs.

The plan amendment request supports the following **Land Use Planning Principles**:

- ❖ Ensure that the decision will not create an arbitrary development pattern;
 - *Analysis: The change in the future land use map from commercial to mixed use will create a small section of mixed use within a larger area of commercial land use; however, staff believes that mixed use is more compatible with the adjacent residential uses to the north.*
- ❖ Ensure an adequate and diverse supply of housing for all income levels;
 - *Analysis: The proposed zoning change associated with the plan amendment request is to build town homes on the site, along with local retail uses. This will provide a diverse housing stock combined with the multifamily housing to the north and the single family housing along Thrasher Lane.*
- ❖ Minimize negative effects between incompatible land uses;
 - *Analysis: Mixed Use land use is more compatible than Commercial, which would only allow commercial uses adjacent to the existing residential*
- ❖ Discourage intense uses within or adjacent to residential areas;
 - *Analysis: Same as above.*
- ❖ Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
 - *Analysis: Same as above.*
- ❖ Ensure adequate transition between adjacent land uses and development intensities;
 - *Analysis: Same as above.*

- ❖ Avoid creating undesirable precedents;
 - *Analysis: The change in the future land use map from commercial to mixed use will create a small section of mixed use within a larger area of commercial land use; however, staff believes that mixed use is more compatible with the adjacent residential uses to the north.*
- ❖ Promote expansion of the economic base and create job opportunities;
 - *Analysis: The proposed commercial uses will create jobs for people within the community.*
- ❖ Balance individual property rights with community interests and goals;
 - *Analysis: The proposed development will create jobs and create housing options, which supports the goals in the Montopolis Neighborhood Plan.*
- ❖ Promote development that serves the needs of a diverse population.
 - *Analysis: Same as above.*

PUBLIC MEETINGS: On September 10, 2009 Planning and Development Review staff conducted a neighborhood plan amendment meeting. Approximately 102 people were sent notice of the meeting, including planning contact team members, people who live within 500 feet of the property, neighborhood associations and environmental groups registered with the city. Approximately 12 people attended the meeting.

At the meeting the applicant said he proposes to build 50 to 100 townhomes on the property with the possibility of some commercial uses on the corner of Carson Ridge and Montopolis Drive. One acre at the center of the property is proposed for a landscaped open-space area.

At the meeting the applicant agreed to down-zone the property to GR-MU-NP, because the proposed mixed use retail and townhome development could be accommodated in the GR – Community Commercial zoning district. The applicant and the attendees felt this lower intensity zoning district was more compatible with the residential uses located directly across the street to the north of the site.

A property owner who lives across the street stated that the site has a gas pipeline located on it that could possibly limit the development of the property owner. The owner said he would look into this issue.

At the end of the meeting the vote was unanimous to support the proposed zoning change to GR-MU-CO-NP and to change the land use from Commercial to Mixed Use. See letter from the Montopolis Planning Contact Team in this report.

Neighborhood Assns Registered in Area
Southeast Austin Trails & Greenbelt Alliance
Home Builders Association of Greater Austin
Austin Independent School District
Southeast Austin Neighborhood Alliance

Austin Neighborhoods Council
Montopolis Area Neighborhood Alliance
Homeless Neighborhood Organization
Austin Parks Foundation
PODER People Organized in Defense of Earth & Her R
Crossing Gardenhome Owners Assn. (The)
Barton Springs/ Edwards Aquifer Conservation Dist.
Austin Street Futbol Collaborative
Terrell Lane Interceptor Assn.
League of Bicycling Voters
Montopolis Neighborhood Association
Super Duper Neighborhood Objectors andAppealers Organization
Montopolis Neighborhood Plan Contact Team (MNPCT)
Austin Monorail Project

CITY COUNCIL DATE:

November 19, 2009

January 28, 2010

ACTION:

Approved 1st reading, Vote 7 to 0.

Pending for 2nd & 3rd Reading

CASE MANAGER: Maureen Meredith, Senior Planner **PHONE:** 974-2605

E-MAIL: maureen.meredith@ci.austin.tx.us

To: Planning Commission and City Council Members
Re: NPA-2009-0005.01-6503
Date: October 1, 2009

On September 10th, the Montopolis Neighborhood Planning Contact Team (MNPCT) held a meeting in accordance with our by-laws to discuss the future land-use amendment from CS-NP to CS-MU-NP. There were several members of the contact team and members of the community in attendance.

The owner and developer for this property presented their case before the Contact Team stating their intent to build townhomes and some small retail along Montopolis Drive. The Contact Team, while in favor of the intent to build single family townhomes on the property, we suggested to the developer that a zoning of Commercial Retail Mixed Use (GR-MU) would be more appropriate for their stated intent.

The conditions in Montopolis have changed significantly since the Neighborhood Plan was adopted and we see a need to expand single family ownership in the area. We do not believe the current zoning of Commercial Services is no longer appropriate for this area. For this reason, the contact team **unanimously voted to support a rezoning of this property from Commercial Services (CS-NP) to Commercial Retail Mixed Use (GR-MU) with the understanding the developer and owner follow through with their plan to build single family townhomes on this property.** We are **opposed to a rezoning of Commercial Mixed Use (CS-MU-NP)** at this time.

Larry Gross
MNPCT Vice-Chair
Email: doulos2k@gmail.com
Phone: 512-394-4596



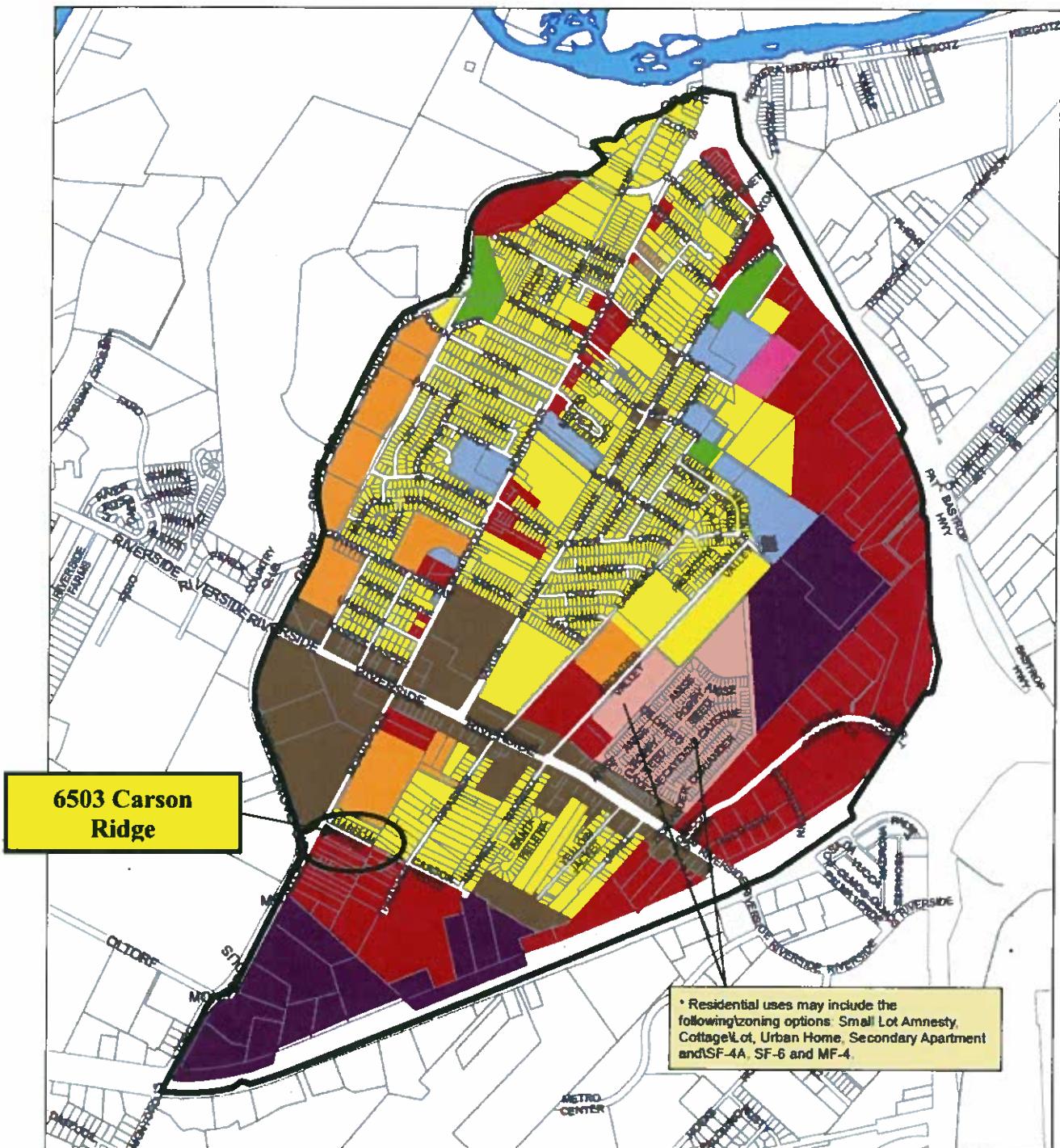
Montopolis Neighborhood Planning Area NPA-2009-0005.01

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Created on 08/26/09 by M. Meredith

Future Land Use	
SDE.TCAD_Parcel	Office
SDE.STREETS	Mixed Use/Office
Single-Family	Industry
Mixed Residential	Civic
Multi-Family	Recreation & Open Space
Commercial	Utilities
Mixed Use	



Montopolis Neighborhood Planning Area

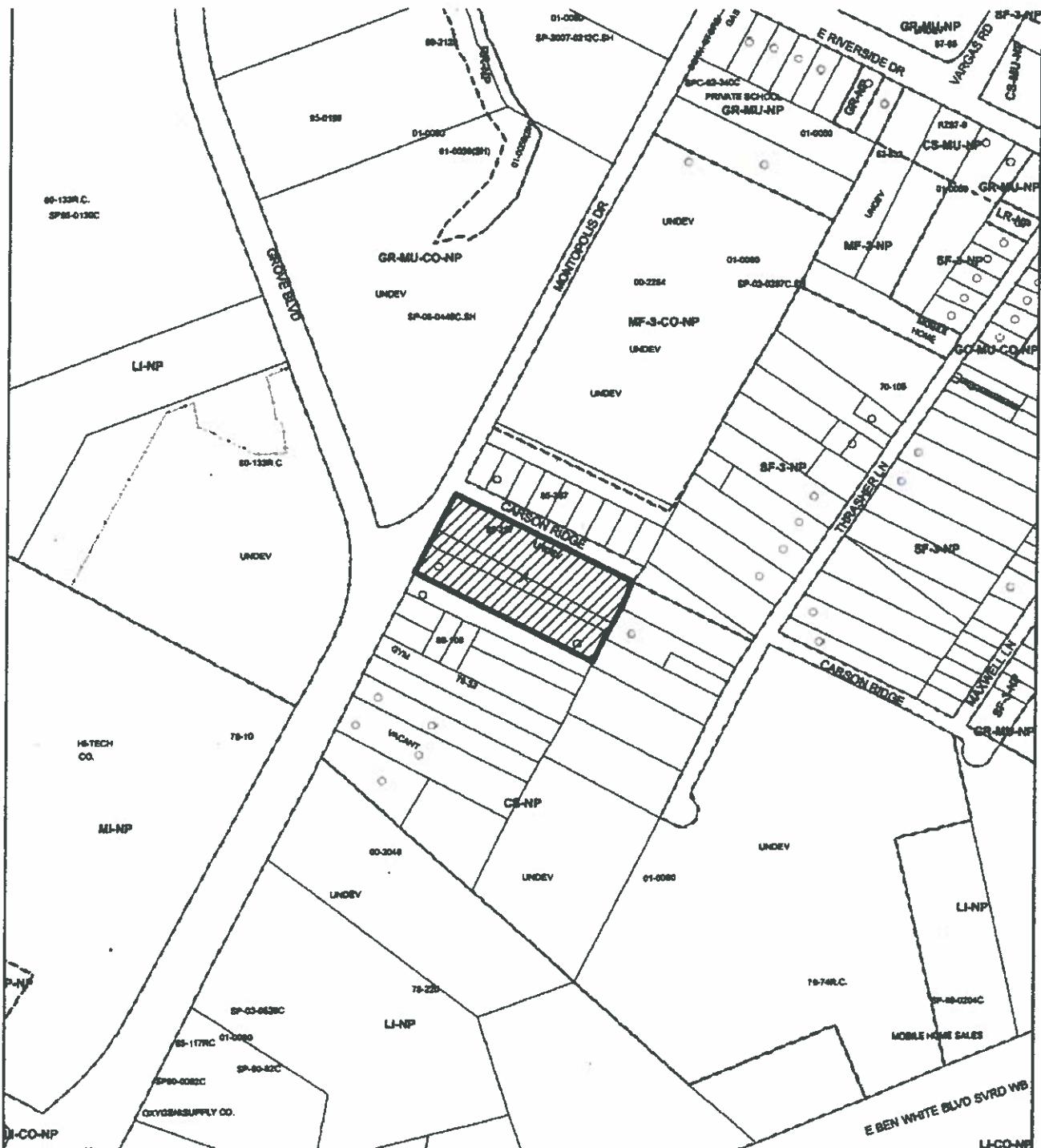
Future Land Use Map: Adopted 09/27/2001
Updated: 5/5/2005, 11/17/2005, 2/28/2008



NPZD
October 16, 2006

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A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



$1^* = 400$

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

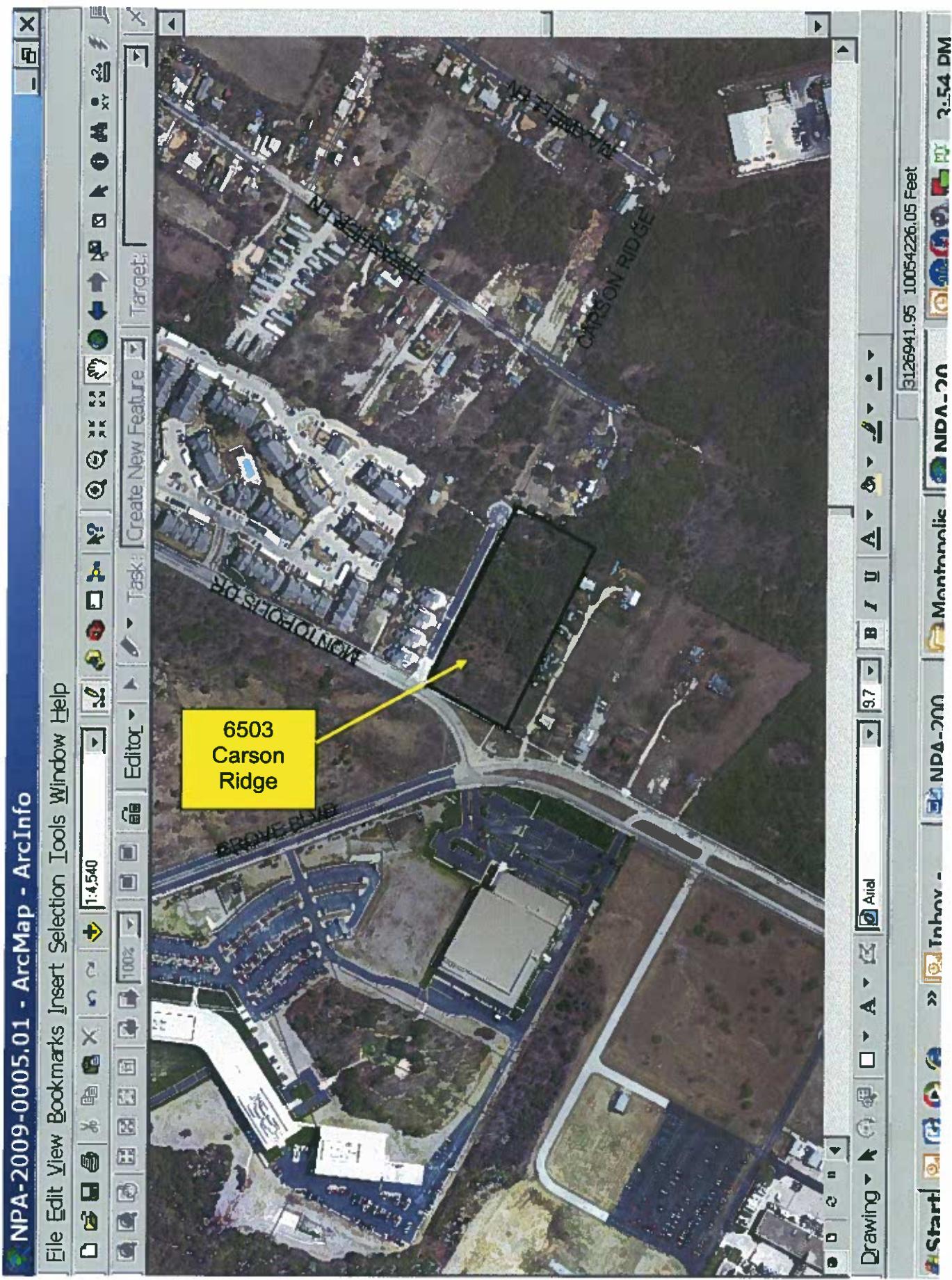
OPERATOR: S. MEEKS

ZONING

ZONING CASE#: NPA-2008-0005.01
ADDRESS: 6503 CARSON RIDGE
SUBJECT AREA: 0.000 ACRES
GRID: L18
MANAGER: M. MEREDITH

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Site



Carson Ridge



Site on left – view toward Montopolis Drive

View west toward Montopolis Drive

**View of town homes
across the street (north)**



January 28, 2010 – City Council Hearing

View of town homes across the street (north)



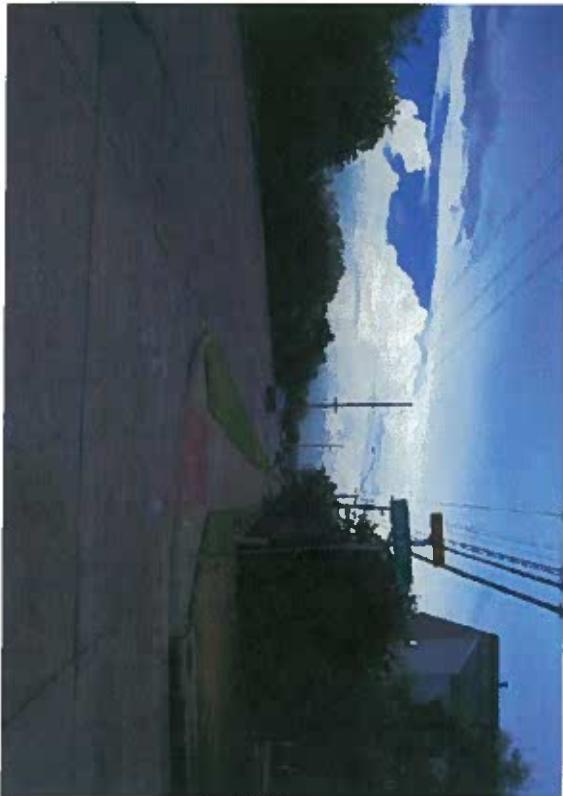
**Town homes
across the street**



**View south on
Montopolis Drive**



View north on Montopolis Drive

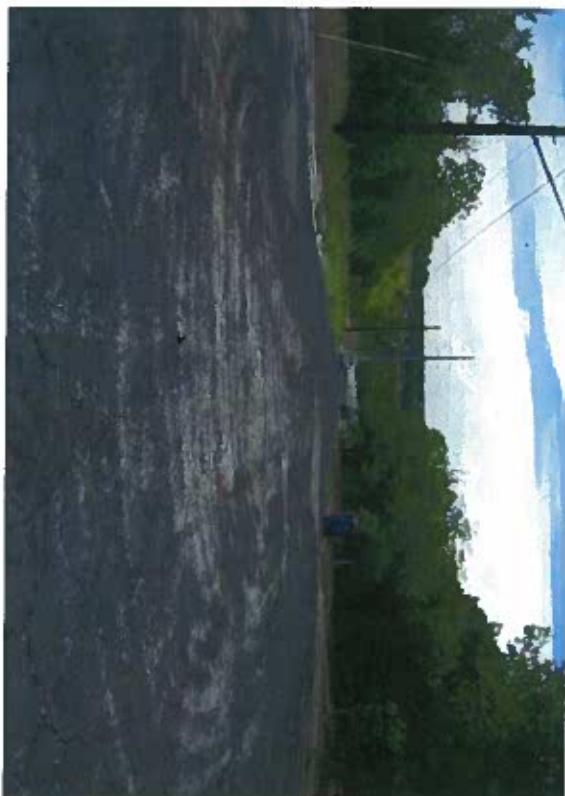


January 28, 2010 – City Council Hearing

View east on Carson Ridge



View west on Carson Ridge towards Montopolis Drive



Property at the top of Carson Ridge





Dirt road top of Carson
Ridge to Thrasher Lane



Home at the top of
Carson Ridge