

Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 10/20/2005
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SUBJECT: NPA-05-0005.01 - Alcance de Restauracion - Conduct a public hearing and approve an ordinance to amend Ordinance No. 010927-05 (the Montopolis Neighborhood Plan), an element of the Austin Tomorrow Comprehensive Plan to change the Future Land Use Map from single-family land use designation to civic use designation for 1007 Montopolis Drive (Carson Creek Watershed). Planning Commission Recommendation: To grant civic use designation. Applicant: Alcance de Restauracion. Agent: Oscar Gonzalez. City Staff: Alex Koenig, 3515 and Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Montopolis

CASE#: NPA-05-0005.01

ADDRESS: 1007 Montopolis Drive

AREA: 4.7992 acres (209,053 sq. ft.)

APPLICANT/OWNER: Alcance de Restauracion

AGENT: David Weiss

AMENDMENT FROM: Single Family

TO: Civic

STAFF RECOMMENDATION:

Approval

BASIS FOR RECOMMENDATION

1. The site is located on Montopolis Drive and adjacent to an existing church. Montopolis Drive is suited for non-residential development.
2. The property to the north fronting Montopolis Drive is designated for commercial uses on the Future Land Use Map. Office land use provides a transition from more intense uses.

PLANNING COMMISSION RECOMMENDATION

By a vote of 7-0, the Plan Commission recommended approval of the proposed plan amendment.

DEPARTMENT COMMENTS/BACKGROUND INFORMATION:

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 planning area is irregularly shaped, nearly circular with Grove Road and Montopolis Drive arcing to form the western boundary and Ben White Boulevard and US Highway 183 (Bastrop Highway) closing the loop on the east.

This plan amendment request is accompanied by an application for a zoning change (C14-05-0095) for the property from SF-3-NP, Family Residence-Neighborhood Plan Combining District, zoning to LO- NP, Limited Office-Neighborhood Plan Combining District, zoning. This zoning request is running concurrently with the proposed plan amendment.

The applicant proposes to construct a church at the site. A church is a permitted use in the current zoning district; however, the impervious cover limit of 45% of the site would preclude the construction of the number of parking spaces the applicant wishes to construct. Therefore, the applicant is seeking a plan amendment and zoning change to be able to construct the additional parking. The LO- NP, Limited Office-Neighborhood Plan Combining District allows for a maximum of 70% impervious cover.

Because there is no formal neighborhood planning contact team for the Montopolis neighborhood, no meeting was held to seek neighborhood input or a recommendation on the proposed plan amendment.

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

CASE MANAGER: Alex Koenig (plan amendment)
Robert Heil (zoning case)

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