

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

C12/1

NEIGHORHOOD PLAN: Montopolis Neighborhood Plan

CASE#: NPA-2010-0005.03

PC DATE: November 8, 2011

ADDRESS/ES: 526 and 626 Bastrop Highway Southbound

SITE AREA: Approx. 14.879 acres

OWNERS/APPLICANT: Jennifer McElhenney-Bertino; Amy Barbee (née McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney

AGENT: Winstead PC (Michele C. Haussmann)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Commercial

Base District Zoning Change

Related Zoning Case: C14-2010-0138 (SR)

From: SF-2-NP, CS-NP and GR-CO-NP **To:** CS-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

PLANNING COMMISSION RECOMMENDATION: Pending.

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.

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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.)

Staff Analysis: The property is located along Bastrop Highway which is a busy commercial road that leads to Austin Bergstrom International Airport. The majority of the property already has commercial land use on the future land use map. This FLUM change is a small portion southwest of the frontage. Staff believes the request is consistent with the plan's recommendation for commercial uses to be located along highways.

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 owners propose to change the future land use map on a small portion of the property from single family to commercial to be consistent with the rest of the property which is already has commercial land use.

The zoning change request is to rezone portions of the property from CS-NP, GR-CO-NP and SF-2-NP to CS-NP. The owners do not have immediate plans to develop the property, but propose to sell it to prospective buyers who will eventually develop it with commercial uses.

The original zoning and plan amendment application was for a total of 46.30 acres, a large part of which was located within the flood plain. The owners, working with neighborhood representatives and City of Austin Parks Department employees, are in the process of donating to the City of Austin approximately 31 acres for watershed protection and for public trails. This property is no longer part of this plan amendment or zoning change request.

PUBLIC MEETINGS: The first plan amendment meeting was scheduled for April 26, 2011, but was cancelled due to a meeting conflict that arose with the applicant's agent. Subsequent meeting dates were postponed until details of the land donation were worked out with the City of Austin. Recently the agent said they were able to move forward and the new meeting date was scheduled for November 7, 2011. Since the November 22, 2011 planning Commission hearing date was cancelled, the case was schedule for the November 8, 2011 hearing taking into consideration that it could be postponed to the December 13, 2011 if issues arise at the November 7, 2011 plan amendment meeting.

A summary of the plan amendment meeting will be distributed at the November 8, 2011 Planning Commission hearing.

CITY COUNCIL DATE: December 8, 2011

ACTION: Pending

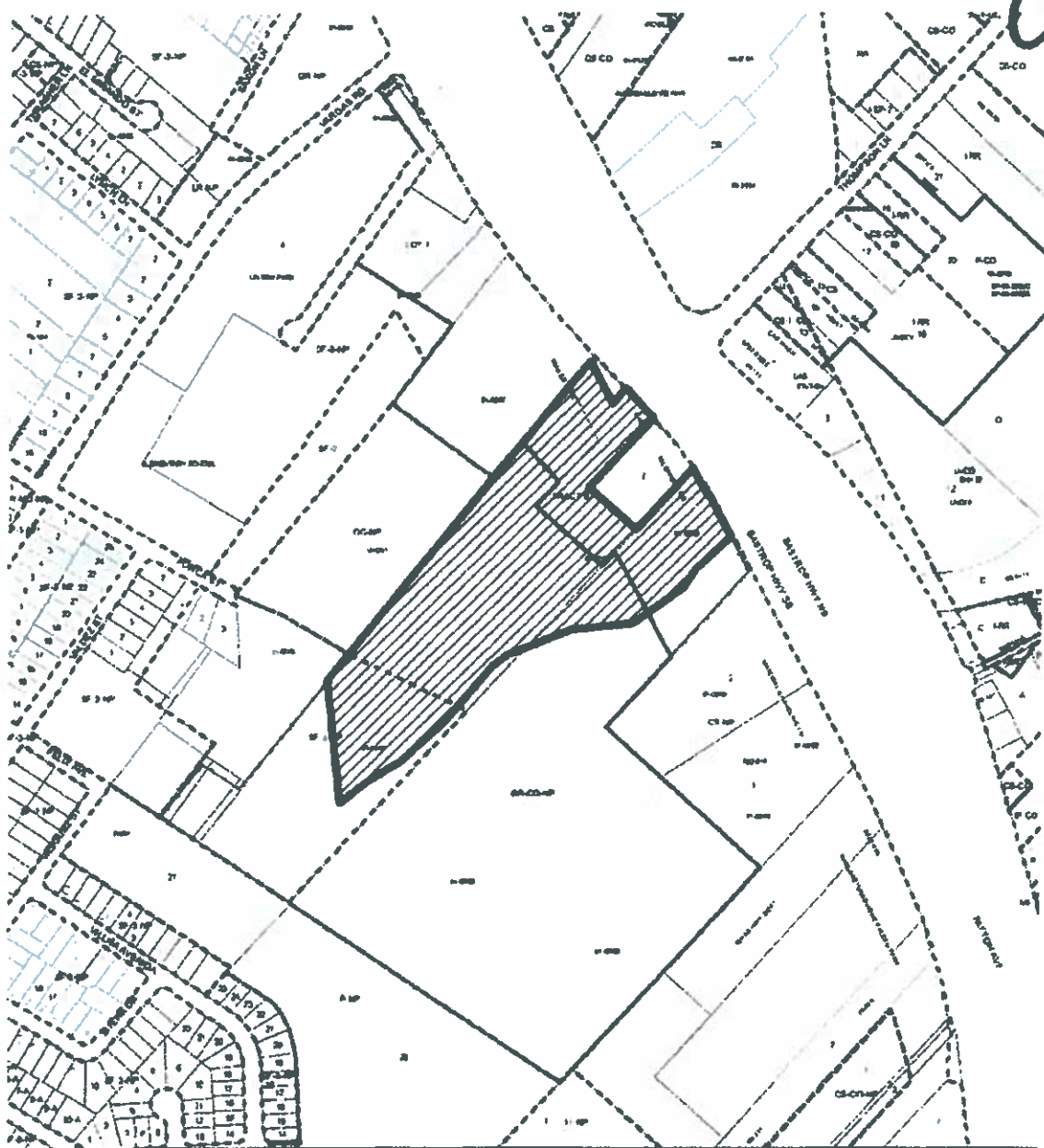
CASE MANAGER: Maureen Meredith





PHONE: 974-2695

EMAIL: Maureen.meredith@austintexas.gov

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-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

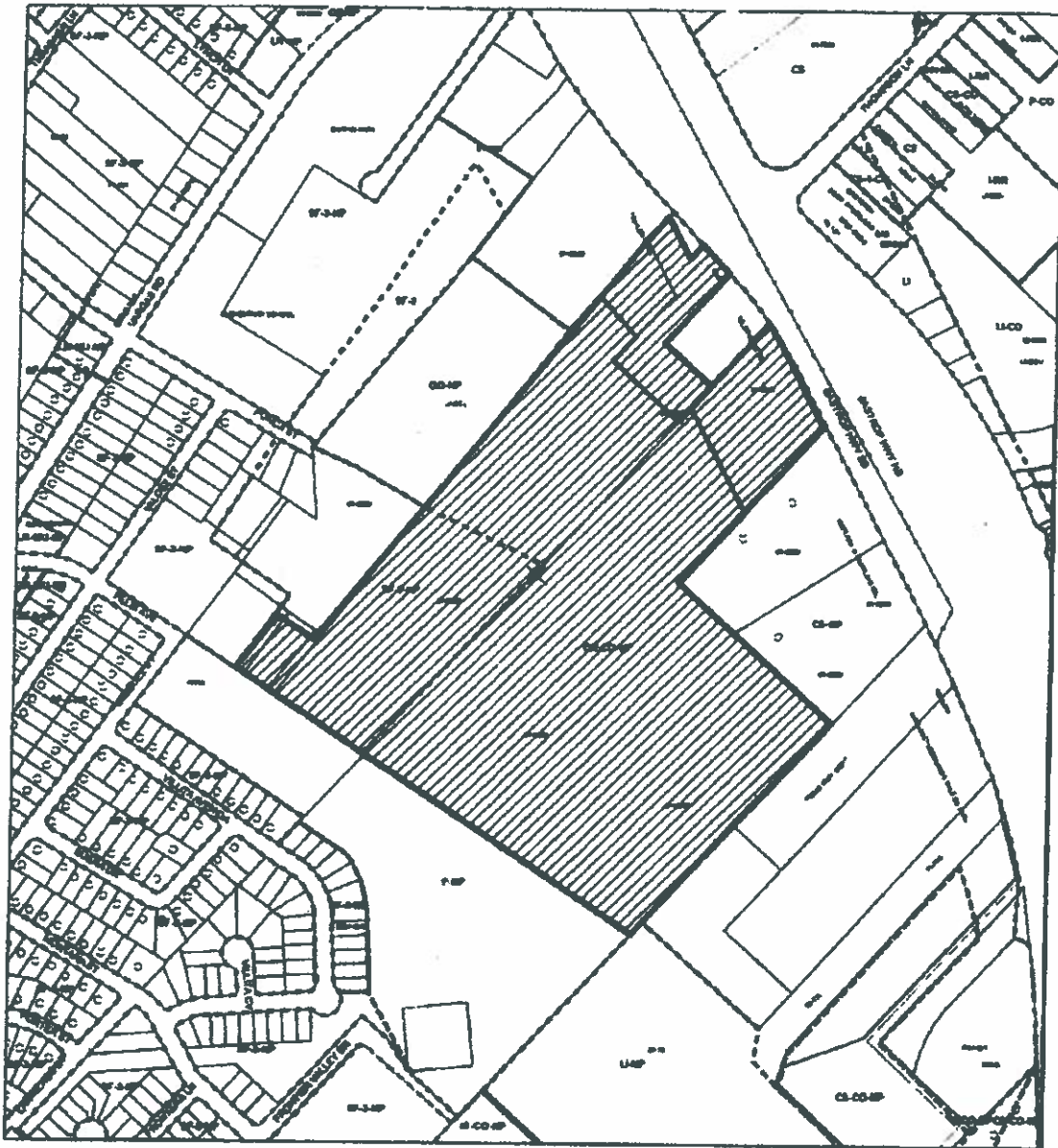
NEIGHBORHOOD PLAN AMENDMENT
 NPA CASE# NPA-2010-0005.03
 LOCATION: 526 & 626 BASTROP HWY
 SUBJECT AREA: 14.879 ACRES
 GRID: L19, M19
 MANAGER: MAUREEN MEREDITH







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.

Previous Area BEFORE land was donated to the City of Austin

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-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

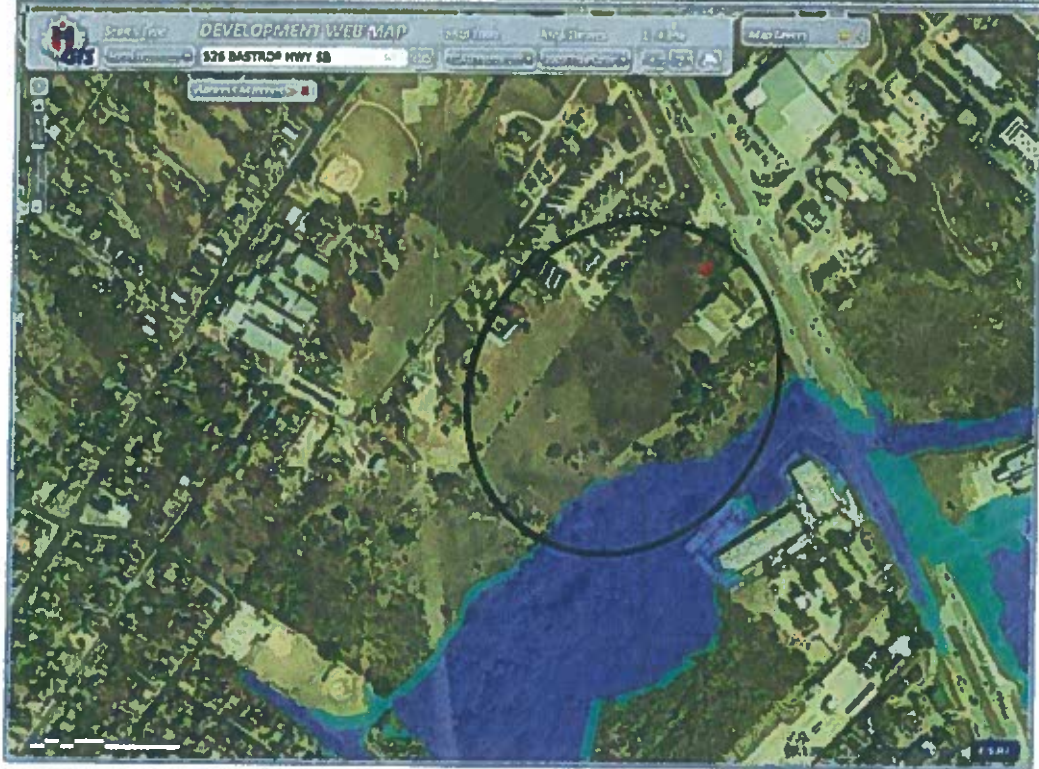
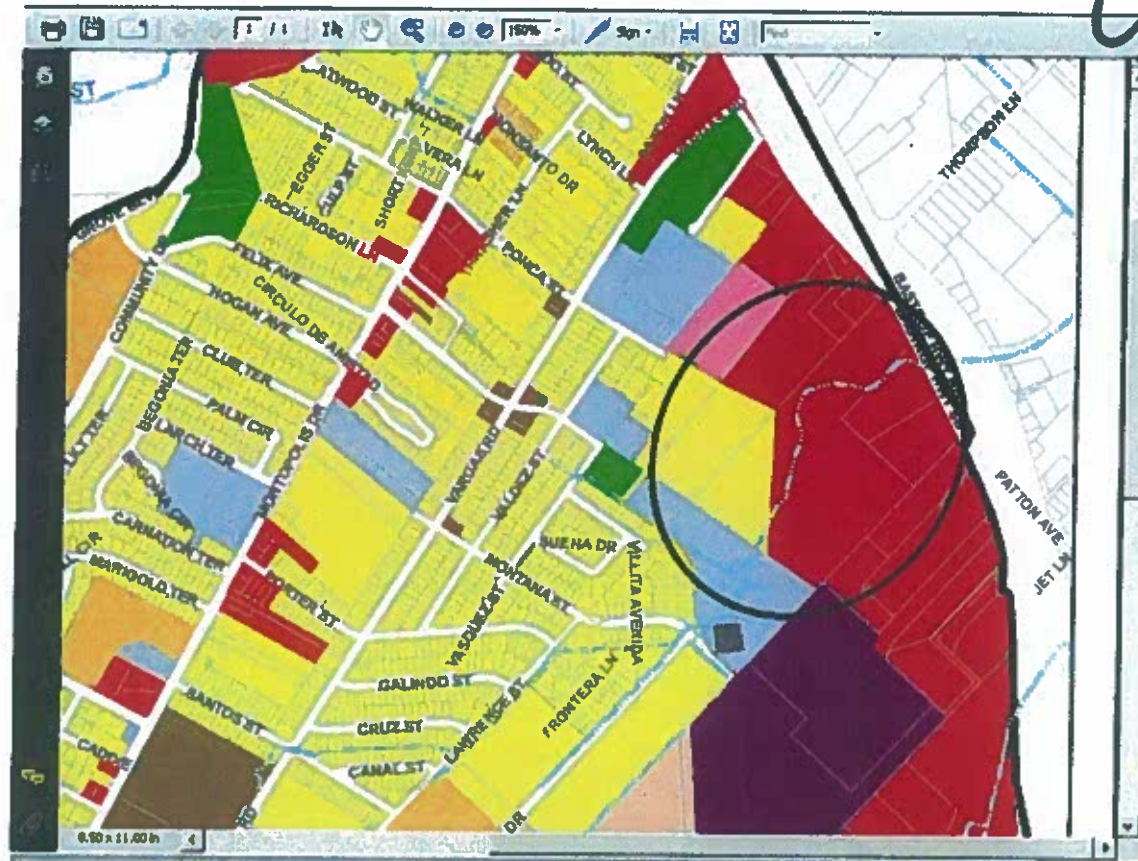
NEIGHBORHOOD PLAN AMENDMENT

NPA CASE#: NPA-2010-0005.03
 LOCATION: 526 & 626 BASTROP HWY
 SUBJECT AREA: 46.3059
 GRID: L19, M19
 MANAGER: MAUREEN MEREDITH

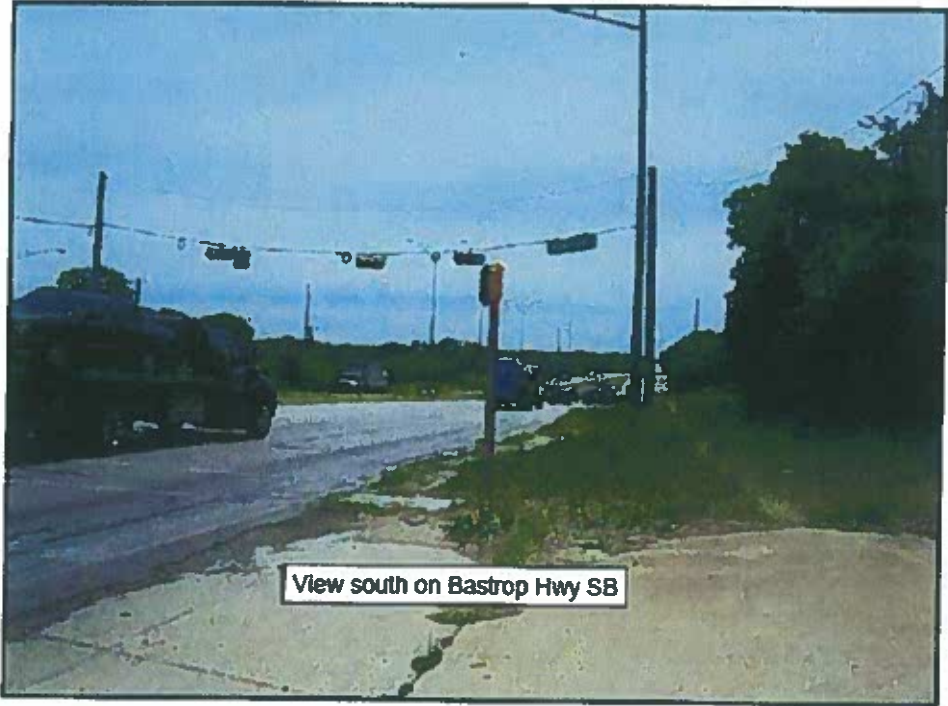


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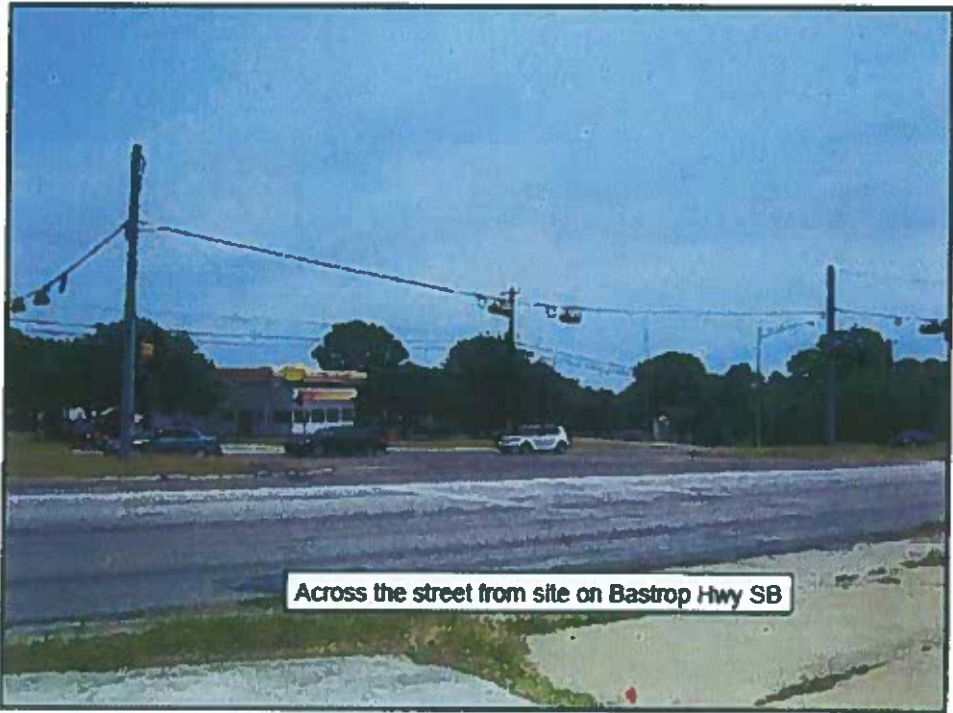


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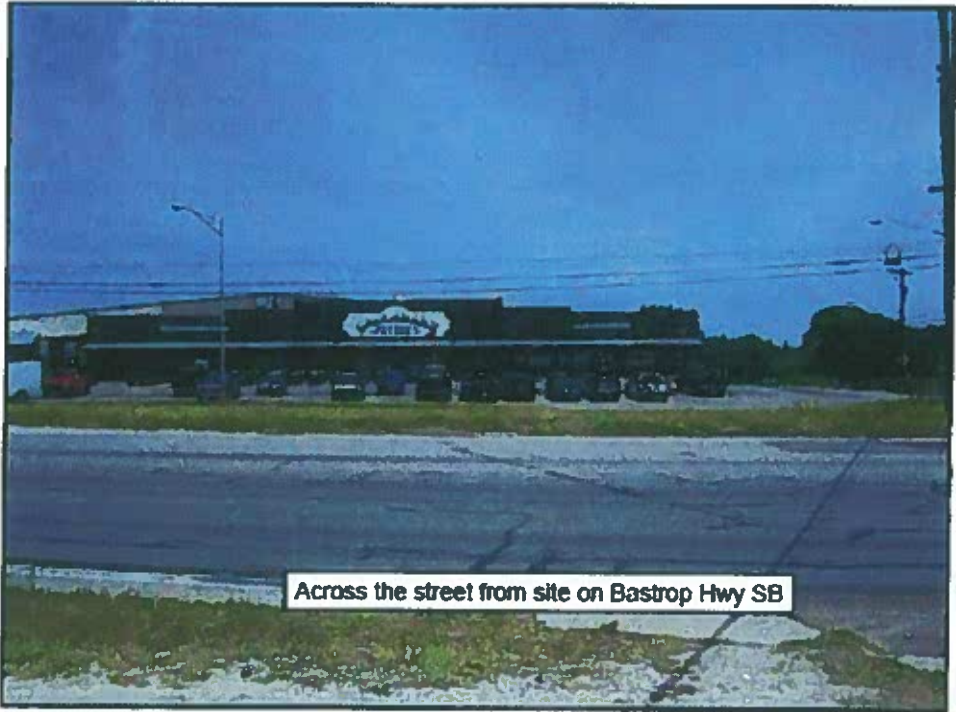


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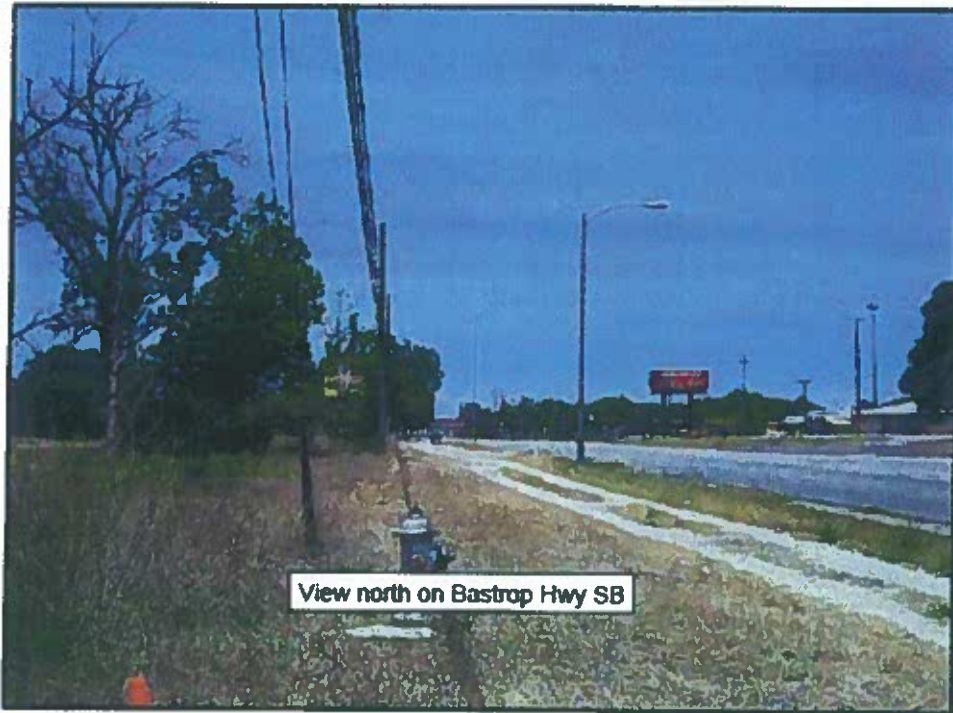


Across the street from site on Bastrop Hwy SB

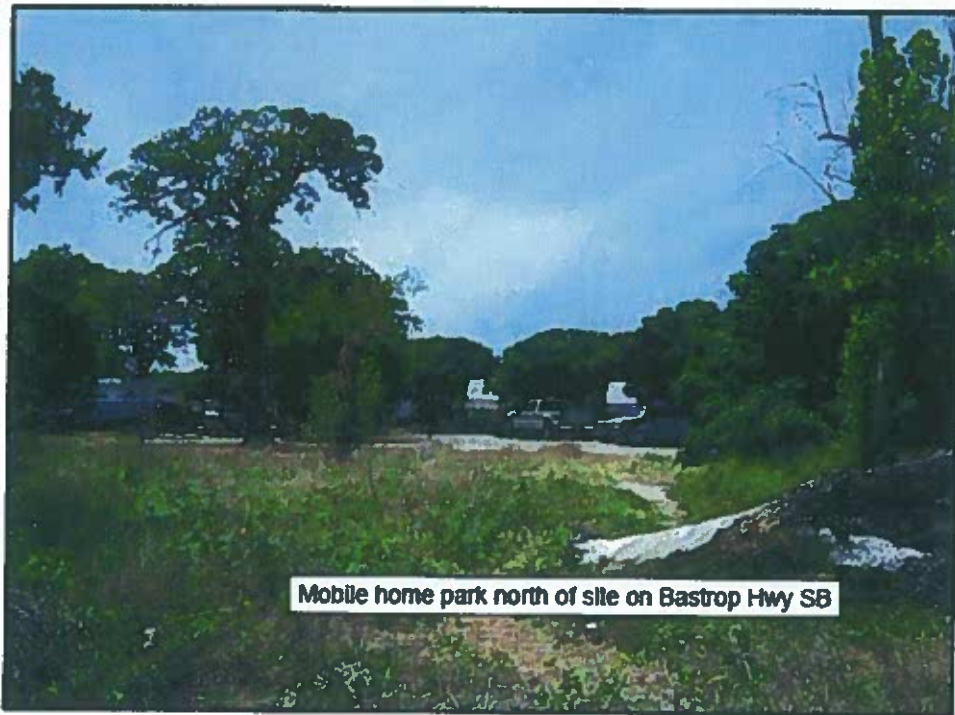


Across the street from site on Bastrop Hwy SB

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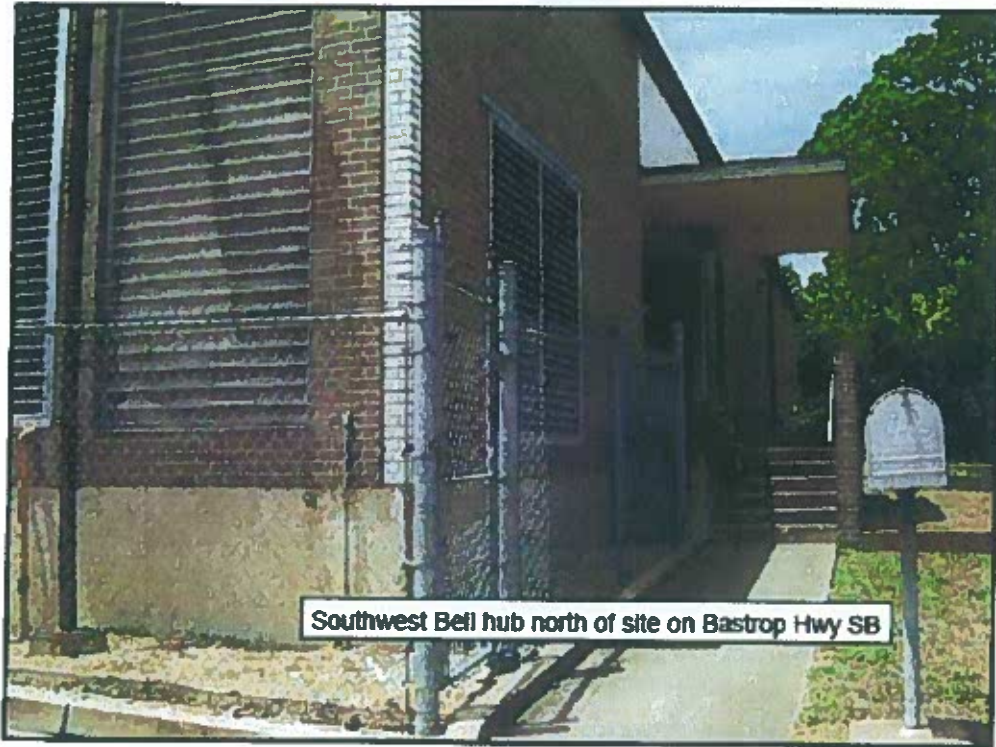


View north on Bastrop Hwy SB



Mobile home park north of site on Bastrop Hwy SB

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Southwest Bell hub north of site on Bastrop Hwy SB