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ZONING CHANGE REVIEW SHEET

CASE: C14-79-074(RCT)

P.C. DATE: February 28, 2012

ADDRESS: 7016 East Ben White Boulevard WB

OWNER/APPLICANT: CSK Partners, LLC (Chris Whitt)

AGENT: Garrett-Ihnen Civil Engineers (Steve Ihnen)

AREA: 31.419 acres (1,368,611 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends a termination of the restrictive covenant subject to this property.

DEPARTMENT COMMENTS: This 31.4 acre property is currently zoned LI-NP and CS-NP and is currently undeveloped. The applicant seeks to rezone the property to CS-MU-NP to facilitate the development of a mixed-use residential and retail project. A neighborhood plan amendment request (NPA-2011-0005.02) was filed and approved in December of 2011 to change the future land use map of the Montopolis Neighborhood Plan from Commercial and Industry to Mixed-use. The applicant has also filed two restrictive covenant termination requests for the property (C14-79-074RCT and C14-79-285RCT) that will terminate covenants from 1979 that require a planned development agreement (PDA) for and industrial use on the property (074); and limit the uses on the property to the promotion, sale or lease of mobile or modular homes, or uses allowed under Community Commercial (GR) district zoning (285).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP, LI-NP	Undeveloped
<i>North</i>	SF-3-NP, GR-MU-NP	Single Family, Undeveloped
<i>South</i>	LI-CO-NP, CS-MU-CO-NP	Mobile home sales, Undeveloped
<i>East</i>	LI-NP	Warehouse
<i>West</i>	LI-NP	Undeveloped

NEIGHBORHOOD PLAN: Montopolis Neighborhood Plan

TIA: Waived

WATERSHED: Carson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

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NEIGHBORHOOD ORGANIZATIONS:

Montopolis Neighborhood Association
Del Valle Community Coalition
Southeast Combined Neighborhood Alliance
Montopolis Area Neighborhood Alliance
Southeast Corner Alliance of Neighborhoods
Carson Ridge Neighborhood Association
Onion Creek Homeowners Association
Crossing Garden Homeowners Association
Montopolis Tributary Trail Association

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0060	Montopolis Neighborhood Plan	Approved 8/7/2001	Approved 9/27/2001
NPA-2011-0005.02	Montopolis Neighborhood Plan Amendment	Approved 10/25/2011	Approved 12/8/2011

CITY COUNCIL DATE: June 23, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

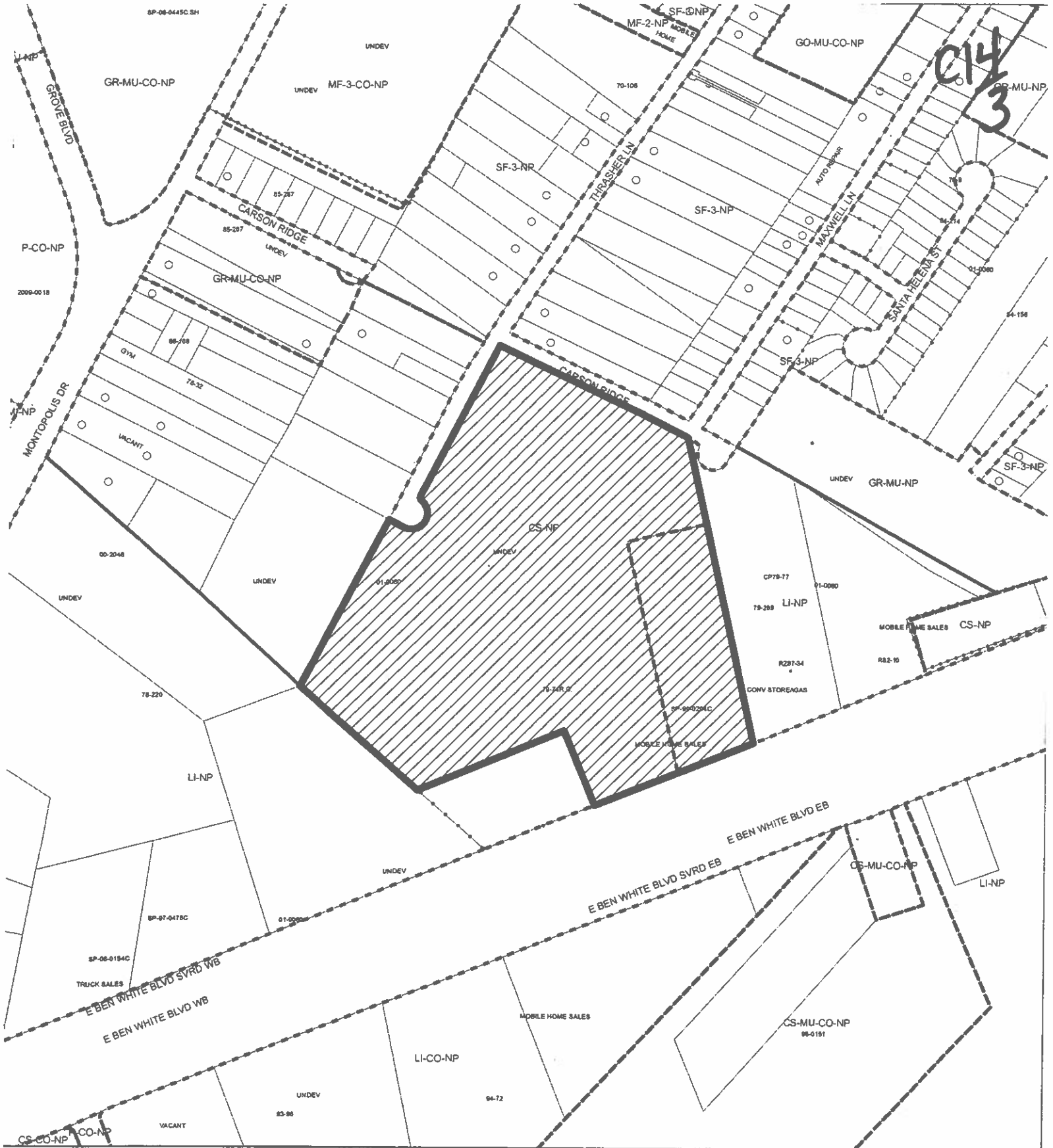
3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604

stephen.rye@ci.austin.tx.us



C14-79-074

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-79-074(RCT)

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