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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-79-285(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 ft<sup>2</sup>)

**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:**

	<b>ZONING</b>	<b>LAND USES</b>
<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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2

**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**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>COUNCIL</b>
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

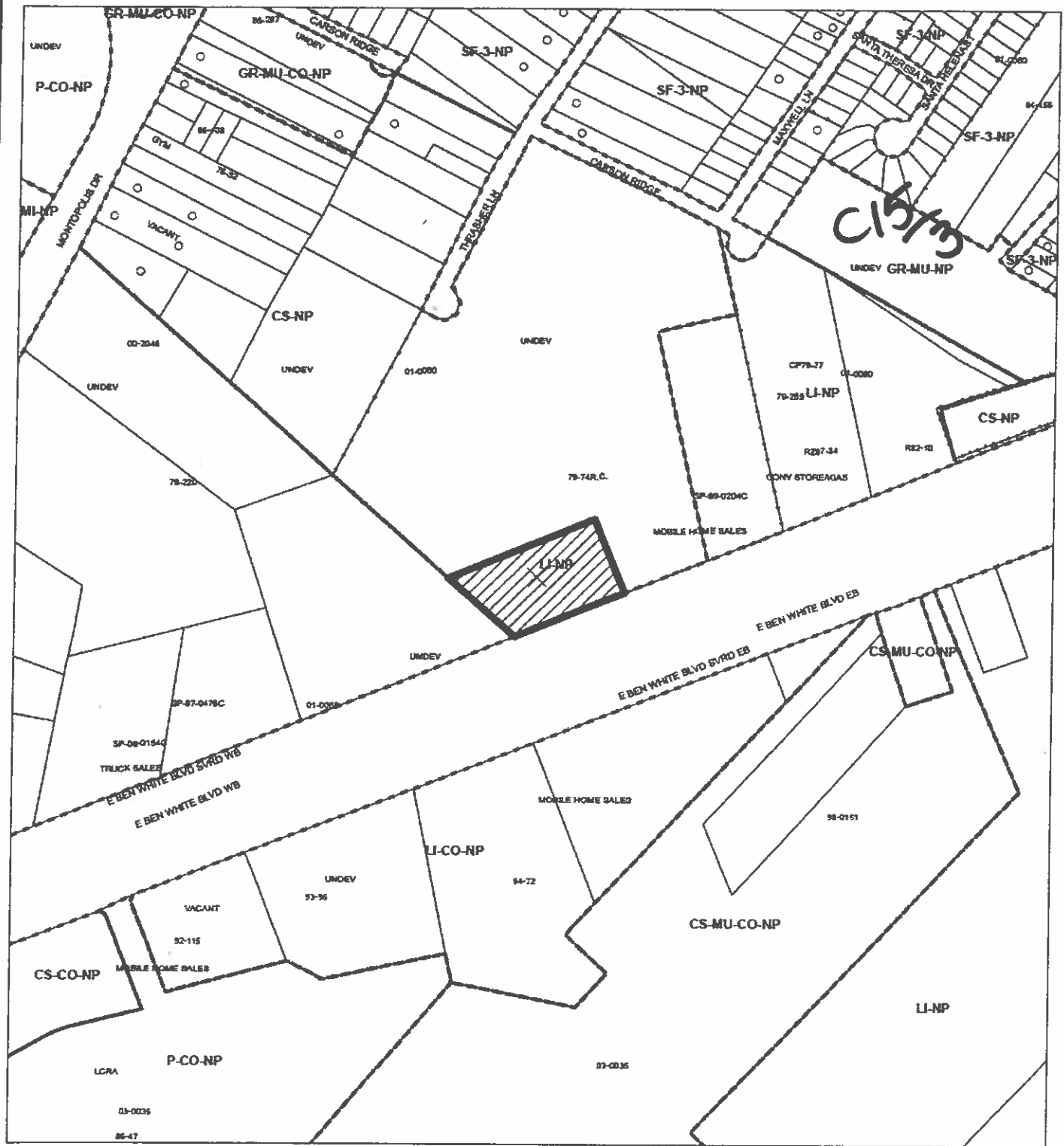
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)



1" = 400'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING CASE C14-79-285(RCT)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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