

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: 2.5 acres (108,900 ft²)

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

PLANNING COMMISSION RECOMMENDATION: The Planning Commission approved the staff recommendation to terminate the restrictive covenant on the property; (9-0).

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

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:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Stephen Rye**PHONE:** 974-7604
stephen.rye@ci.austin.tx.us



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HILL COUNTRY ROADWAY: No

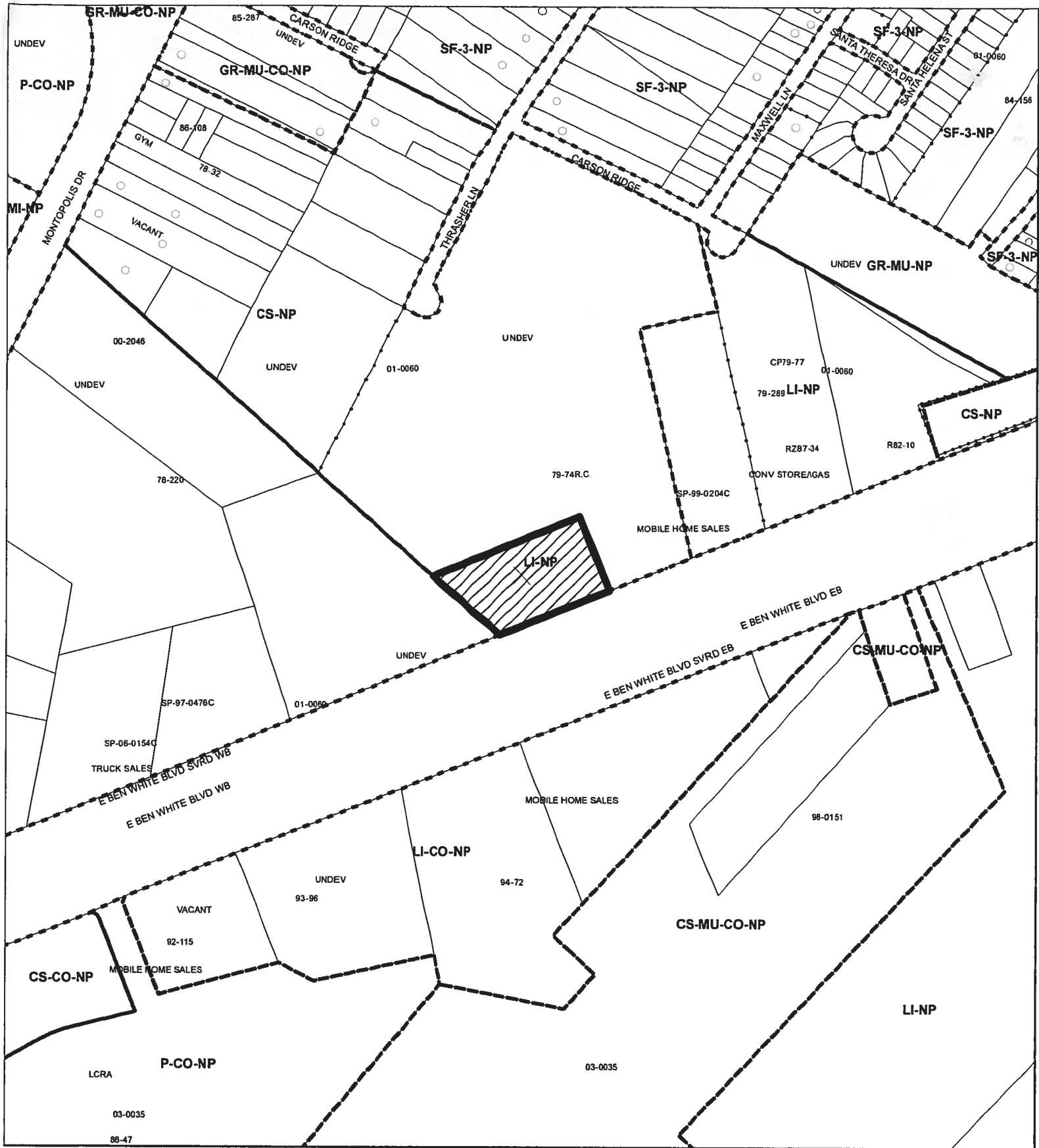
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1" = 400'

-  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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





To Delores

for Copied

FIELD NOTES

FIELD NOTES FOR 30.72 ACRES OF LAND OUT OF SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS WHICH TRACT OF LAND CONTAINING 30.72 ACRES IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the north line of Den White Boulevard at the most southerly southwest corner of a tract of land described in a deed to Augustine Ramirez of record in Volume 2208 at Page 163 of the Deed Records of Travis County, Texas;

THENCE, N 19° 04' W 400 feet to a point;

THENCE, S 70° 56' W 495.81 feet to an iron stake;

THENCE, N 45° 09' W 95.91 feet to a nail in a post;

THENCE, N 44° 57' W 392.05 feet to an iron stake at the most westerly corner of the said Ramirez Tract same being the most westerly corner of a tract of land described in a deed to John Joseph and Donald Thomas of record in Volume 2208 at Page 148 of the Deed Records of Travis County, Texas, as described in the first tract in the said deed;

THENCE, with the west line of the said Ramirez Tract N30° 23' E 588.95 feet to an iron stake at the end of Thrasher Lane;

THENCE, crossing the south end of Thrasher Lane S 59° 50' E 50.13 feet to an iron stake;

THENCE, with the east line of Thrasher Lane N 30° 21' E 477.52 feet to a square headed bolt found and N30° 29' E 167.95 feet to an iron stake found at the most northerly corner of the said Ramirez tract;

THENCE, with the northeast line of the said Ramirez Tract S61° 29' E 242.73 feet to an iron stake found; S 61° 15' E 246.13 feet to an iron stake found and S 58° 19' E 164.97 feet to a point;

THENCE, S 9° 20' 30" E 1129.91 feet to the POINT OF BEGINNING.

FIELD NOTES FROM
RECORDS BY:

B.F. Priest, Reg. Public Surveyor

DATE 8-18-78

RECORDERS MEMORANDUM
ALL ON PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDED

6605 2162



FILED

JUN 29 8 08 AM '79

2-05-1348

Doris Shropshire
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me, and was duly
RECORDED in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamped hereon by me, on

JUN 29 1979



Doris Shropshire
COUNTY CLERK
TRAVIS COUNTY, TEXAS

6605 2163