

**MEMORANDUM**

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TO: Planning Commission Members

FROM: Andrew Moore, Case Manager  
Planning and Zoning Department

DATE: March 28, 2017

RE: 500 Montopolis Drive  
District 3  
Request to Initiate Rezoning

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Planning and Zoning Staff is requesting that Planning Commission initiate rezoning for the property referenced above. Attached are maps showing the location of the subject property.

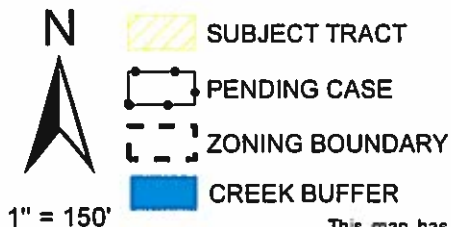
The proposed rezoning tract is located on the west side of Montopolis Drive, approximately 1,000 feet southwest of US 183, and is located in the Montopolis Neighborhood Plan Area. The property is currently designated Single Family on the Future Land Use Map, and a Neighborhood Plan Amendment (NPA) has been filed by the property owner to reclassify the property as Mixed Use.

The property includes a structure that previously served as the Montopolis Negro School from 1935 until 1962, and as the home of the Montopolis Church of Christ from 1967 until the 1990s-2000s. In the 1970s and 1980s, the City of Austin acquired significant portions of the property as right-of-way (ROW) so a connection could be made between Montopolis Drive and Kemp Street. The connection was never constructed, and the alignment proposed by the City has been modified; consequently, the current property owner and City are currently working to establish the boundaries of the new ROW alignment within the proposed rezoning tract. The current property owner purchased the property in 2015, which is now a total of approximately 1.75 acres.

As part of the redevelopment process, the owner requested a demolition permit for the abovementioned structure, and this request triggered a hearing by the Historic Landmark Commission (HLC) on November 28, 2016. At that time, Staff recommended that a Historic (H-) designation be added to the structure/property. However, HLC reached a vote of 7-1, when a vote of 8-0 was required to recommend the Historic zoning designation. The demolition permit was granted to the property owner later that week.

The property owner has agreed to support a Historic designation for the structure, in lieu of pursuing the demolition permit, with the understanding that the City of Austin will file a request to rezone the overall property to create two tracts, with GR-MU-H-NP for the structure, and GR-MU-NP for the remainder. The NPA application is being postponed to allow the rezoning and NPA to be processed concurrently by City Staff.





### ZONING - 500 MONTOPOLIS

ZONING CASE#:  
LOCATION: 500 MONTOPOLIZ  
SUBJECT AREA: 3.396 ACRES  
GRID L20



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## LOCATION MAP

