

Zoning and Platting Commission Agenda Questions and Answers

11. Final Plat out of a Preliminary Plan: [C8-2016-0127.1A - Gracy Woods; District 7](#)

Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed
Owner/Applicant: Sycamore Court LLC (Wesley Peoples)
Agent: Texas Engineering Solutions (Mark Zupan)
Request: Request approval of Gracy Woods, a residential subdivision comprised of 26 lots on 5.51 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Question:

- 1) Request for subdivision construction plan for this site.
- 2) Where is the plat note that was on the prelim from AFD that allowed them to have an increase in emergency vehicle access distance provided they limit construction on lot 22 to two homes?
(Commissioner Denkler)

Answer:

The construction plans can be found here: <https://abc.austintexas.gov/web/permit/public-search-other>. Search by case number (C8-2016-0127.1B.3). You can also search by address for the all other applications submitted for this site (1601 ½ Kathy Lynn Court).

All notes required by the reviewers, including AFD, are on the plat.

All reviewers approved the driveway/utility plan with the preliminary plan. The same driveway/utility plan was submitted with this final plat, and approved again by all reviewers, including AFD.

Because this is unplatted land, a variance for the flag lots is not required. The plat and driveway/utility plan meet all applicable code requirements.

16. Rezoning: [C14-2018-0091 - SOCO II; District 2](#)
Location: 8100, 8102, and 8104 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Chris Clark
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: CS-CO to CS-MU
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Response to Commissioner Aguirre – See attachment

From: Michele Haussmann
Sent: Tuesday, November 06, 2018 12:39 PM
To: Aguirre, Ana - BC <BC-Ana.Aguirre@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: Zoning and Platting Commission - 11-6-18 - Item C16

Hello Commissioner Aguirre. I hope your day is going well!

The applicant agrees with carrying over the Conditional Overlay from the 2008 Zoning Ordinance to prohibit the same uses as follows:

D. The following uses are prohibited uses of the Property

Adult-oriented businesses	Automotive repair services
Automotive rentals	Automotive sales
Automotive washing (of any type)	Commercial blood plasma center
Pawn shop services	

The staff will read these uses into the record at the meeting this evening.

Thank you!

Respectfully,
M

CONFIDENTIALITY NOTICE:

This message and any attached files may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Michele Haussmann
Sent: Monday, November 05, 2018 4:38 PM
To: 'BC-Ana.Aguirre@austintexas.gov' <BC-Ana.Aguirre@austintexas.gov>
Cc: andrew.rivera@austintexas.gov
Subject: RE: Zoning and Platting Commission - 11-6-18 - Item C16

Hello Commissioner Aguirre. I hope your day is going well.

The following are answers to your questions regarding Item C16:

- 1) Sidewalks - Yes, sidewalks will be constructed along South Congress Avenue.

- 2) Driveways – South Congress Avenue is a TXDOT controlled roadway. TXDOT will only allow one driveway on South Congress Avenue. The driveway includes multiple lanes for ingress and egress. In the event of an emergency, residents will be able to exit the project at the same time a fire truck is entering the project.

Please let me know if you have additional questions.

Thank you for your time.

Respectfully,
M

CONFIDENTIALITY NOTICE:

This message and any attached files may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: Michele Haussmann

Sent: Friday, November 02, 2018 4:21 PM

To: 'BC-Ana.Aguirre@austintexas.gov' <BC-Ana.Aguirre@austintexas.gov>




Subject: Zoning and Platting Commission - 11-6-18 - Item C16

Hello Commissioner Aguirre. I hope you're having a wonderful week!

I'm representing the applicant on Item C16 on your agenda on Tuesday (Case C14-2018-0091). The request is a rezoning in District 2. The staff supports the request and there is no opposition. The item is on the consent agenda.

I represent The NRP Group who is a national multifamily developer and the team I work with is located in San Antonio. . <https://www.nrpgroup.com> The rezoning request is to add MU to the existing CS zoning base district to allow for a multifamily development. Support letters from the surrounding property owners and neighbors are included in the staff report.



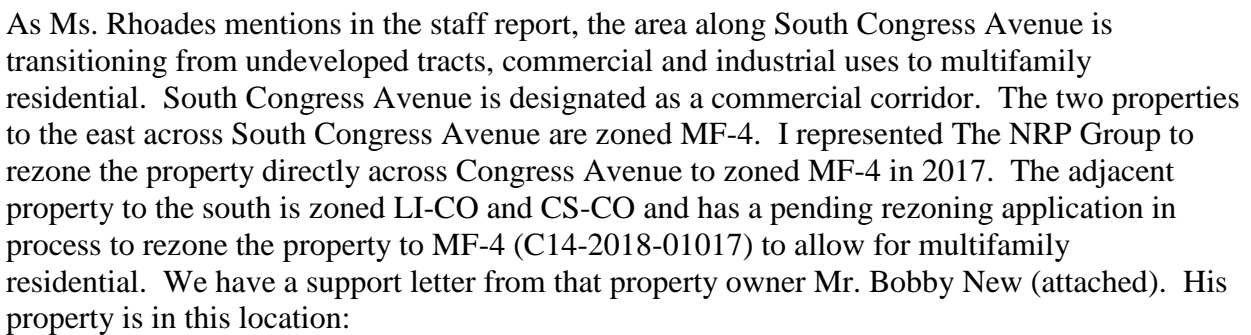
 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

SOCO II

ZONING CASE#: C14-2018-0091
 LOCATION: 8100 S. CONGRESS AVE.
 SUBJECT AREA: 6.67 ACRES
 GRID: G14

Exhibit A-1







Please let me know if you have any questions or need additional information. Thank you for your time and service to the community.

Respectfully,
M

Michele Haussmann
PRINCIPAL