

December 4, 2018 Zoning and Platting Commission Question and Answer Report

10. Preliminary Plan: [C8-2017-0158 - Ly & Nguyen Subdivision; Resubdivision of Lot 1; District 7](#)

Location: 2901 Harris Ridge & Parmer Lane, Walnut Creek / Harris Branch Watersheds
Owner/Applicant: Austin Ly & Nguyen, L/P
Agent: Way Consulting Engineering, Inc. (Way Atmadja, P.E.)
Request: Approval of the preliminary plan composed of 4 lots on 17.26 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Question:

I cannot tell which lots are being proposed for residential and commercial uses. (Commissioner Aguirre)

Answer:

Staff: Lots 1 – 3 are zoned GR-MU and residential uses would be allowed on these lots. Currently apartments are proposed on Lot 2. Lot 4 is zoned LR-CO which would be restricted to commercial uses.

13. Rezoning: [C14-2018-0138 - Champion-Camelback Agreement Rezoning; District 10](#)

Location: 6409 City Park Road, West Bull Creek Watershed
Owner/Applicant: Loop 360 Land, LP (Jonathan Coon)
Agent: McLean & Howard, L.L.P. (Jeffrey S. Howard); Thrower Design (Ron Thrower)
Request: MF-4-CO to GO-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question:

Does the CO for this case include a trip limit? How is the Champions trip bucket affected? Does the CO for this case include a limit to the number of units? (Commissioner Greenberg)

Answer:

Pending

16. Rezoning: [C14-2018-0116 - 13609 IH 35; District 7](#)
Location: 13609 North Interstate Highway 35, Walnut Creek Watershed
Owner/Applicant: Central Southwest Texas Development, LLC
Agent: The Drenner Group, PC (Amanda Swor)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question:

Given that the TIA for this project is 18 years old, will it need to be updated based on the request to allow convenience storage use? The applicant referenced a TIA waiver executed by Amber Mitchell on September 27, 2018, but I didn't see the waiver in the backup for this case. As I understand, this request is solely to remove convenience storage as a prohibited use on the site. A TIA is still required and will not be waived by this request. Is this correct? (Commissioner King)

Answer:

Staff: According to our records, this project was discussed as a potential reduction in overall trips, from the prior zoning conditions set forth in C14-00-2099. The applicant will be held to the conditions, but does not need to revise the analysis, as the proposed land use (convenience storage) would not generate more trips than those already authorized.

Please find below, both a waiver request letter from the applicant, and a signed TIA determination worksheet confirming that no TIA will be required as part of this rezoning application.

[Waiver Request Letter](#)

[TIA Determination Worksheet](#)

17. Rezoning: [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: SF-2 to SF-4A and GR
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question:

- 1) Is staff recommending that GR zoning be limited to the 1.1 acres located north of East Braker Lane and east of Wedgewood Drive and 3.4 acres located north of East Braker Lane and east of Wedgewood Drive as shown in red on the zoning map on page 10 of the backup?
- 2) Will a compatibility buffer be required between the proposed 3.4 acres of GR zoning and the proposed SF-4 zoning to the east?
- 3) Would the applicant/owner be willing to prohibit the following GR uses?
 - Alternative Financial Services
 - Bail Bond Services
 - Pawn Shop Services

(Commissioner King)

Answer:

Staff:

- 1) Staff supports the rezoning as shown on page 10, as described.
- 2) Compatibility standards will apply between the GR and SF-4A areas.
- 3) Pending

18. Rezoning: [**C14-2017-0100 - Braker Lane Rezoning Part B; District 1**](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: DR and SF-2 to SF-4A and GR
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question:

What plans are being made to coordinate with the Watershed Protection Department (WPD) to address public safety and property damage concerns. I recognize this is very early in the process, but has WPD been contacted regarding strategies to mitigate flooding and ensure there is no adverse impact for residents downhill of this property. Is WPD aware of this proposal and are the owners aware of the flood risks in this area. Public safety and property damage are major concerns based on the historical extreme flooding in this area. How will the residents' public safety concerns be addressed. (Commissioner Aguirre)

Answer:

Staff: The following information was provided by the Applicant.

There hasn't been a formal application submitted for the development process yet other than re-zoning, but when it does the site will be subject to current Code and regulations for on-site stormwater detention and protection. This site does not have any vested rights to previous regulations.

The current platted property will be vacated as part of the new development process. Preliminary, final plat and construction plan applications will be filed for the project which will include a full drainage analysis of any drainage basins contributing to the site. The full development of this site will help mitigate offsite drainage issues in the immediate area as water that was previously running downstream unchecked will now have to be captured, detained and gradually released as part of the new drainage system design.

19. Rezoning: [**C14-2018-0004 - Braker Office/Condo Park; District 1**](#)
Location: 1308 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)
Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)
Request: MF-4 to GO-MU
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question:

Could you please clarify staff's recommendation for this case? Please provide a copy of the CO for the current MF-4-CO zoning for this property? (Commissioner Greenberg)

Answer:

Staff:

For Braker Office/Condo Park, Staff supports the request of GO-MU, with the condition that the associated NTA be attached by Public Restrictive Covenant. The existing CO is to prohibit multifamily.

Below is the current ordinance for the subject property.

[Ordinance](#)

**32. Development
Terms &
Conditions:**

Location: 4408 Long Champ Drive. Lake Austin and St. Stephens Watersheds
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: Consider “Development Terms & Conditions” associated with proposed approval of an agreed final judgment and order in pending litigation affecting land use and environmental regulations applicable to Austin Country Club’s 179-acre tract located in Northwest Austin, at 4408 Long Champ Drive.
Staff: [Brent Lloyd](#), Assistant City Attorney, 512-974-2974
Law Department
[Andrew Linseisen](#), Assistant Director, 512-974-2239
Development Service Department
[Chris Herrington](#), Environmental Officer, 512-974-2840
Watershed Protection Department

Question:

Please explain what triggered this lawsuit. If there was an application and a ruling on that application, provide copies of those documents. Also, please provide a copy of the lawsuit and any briefs filed by either party. (Commissioner Greenberg)

Answer:

Staff: Below please find the link to the Original Petition Austin Country Club, a Texas Non-Profit Corporation v. CITY OF AUSTIN.

[Original Petition](#)