

March 26, 2019 Planning Commission Question and Answer Report

C. PUBLIC HEARINGS

2. **Rezoning:** [C14-2018-0149 - MLK Rezoning; District 1](#)
Location: 3300 and 3302 East Martin Luther King, Jr. Boulevard, Tannehill Branch Watershed, East MLK Combined NP Area
Owner/Applicant: Deborah Boatner
Agent: Hector Avila
Request: SF-3-NP to SF-5-NP, as amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question: Commissioner McGraw

1. What does the "amended" mean?
2. Does the McMansion ordinance apply?
3. Does compatibility apply?
4. I would like to know what the front and side setbacks will be, where they will apply and how they affect the adjacent homes.

I realize this will come up in permit review but I think we should be aware of what we are creating when we recommend upzoning.

5. I'm also assuming the SF5 impervious cover will be 55% - not 45% as applies to adjacent property.

Answer: Staff

1. The Applicant originally requested to rezone from SF-3-NP to SF-6-NP, but has amended his request to SF-5-NP. The SF-5 category is not altered/amended in any way.
2. According to Subchapter F, it depends on what is built and location. This is in the McMansion area. It applies to the following uses, which are permitted or conditional in SF-5, except for Cottage special use, Urban home special use, and Secondary apartment

special use.

3. No
4. It will be the standard SF-5 setbacks of 25' front yard, 15' street side yard, 5' interior side yard, 10' rear yard. These are the same as SF-3.
5. Correct, SF-5 allows 55% impervious cover.