

April 2, 2019 Zoning and Platting Commission Question and Answer Report

4. Site Plan - [SP-2017-0456C - Harrisglenn Corner; District 7](#) Compatibility

Waiver:

Location: 13414 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Ltd. / Beeman Strong and Co.
Agent: Advanced Consulting Engineers
Request: The applicant requests a waiver to reduce the compatibility setback from 25 feet to 5 feet.

Staff Rec.: **Recommended**

Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department

Question: Commissioner King

1. Is the developer, applicant, and/or property owner for this case associated with the adjacent residential development that's triggering this waiver request?
2. If this waiver is approved by ZAP and City Council, will the adjacent residential development be required to comply with the 25-foot compatibility setback from a commercial use?

Answer: Staff

1. Not to my knowledge. The adjacent area (while zoned SF-4A) is all drainage infrastructure and easement so they believe their being closer than 25' won't be affecting anyone negatively. It also appears they needed all the room they could get for squeezing in all the required parking and drive aisles.
2. No, it only goes one way- commercial has an additional setback when adjacent to residential but residential can be as close to commercial as the residential zoning allows (typical 5 or 10 side or rear setbacks). It's a bit of a chicken-and-egg in terms of which was there first. Also, in this particular case there won't be any residential units proposed there due to those adjacent lots being drainage infrastructure and access roads.

- 6. Rezoning:** [C14-2018-0126 - Pioneer Hill Apartments, District 1](#)
Location: 1420 Dessau Road, Walnut Creek Watershed
Owner/Applicant: FC Morse, Jr. Exempt Family Trust, et. al. (Scott Morse)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO to MF-4, with conditions
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question: Commissioner Denkler

Can ATD provide me with the TIA summary for this case?

Answer: Staff

Link to memo:

<http://www.austintexas.gov/edims/document.cfm?id=317165>

- 11. Rezoning:** [C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3; District 7](#)
Location: 1210 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 1212 Parmer LLC (Luis Montes, Manager)
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

Regarding this case, as I understand, if this request to increase the maximum structure height from 35 feet to 100 feet on Tract 3 is approved by ZAP and Council, the entire tract including the current commercial buildings would be entitled to 100 feet structure height. Is this correct?

If this is correct, would the applicant/owner be willing to limit the 100 feet height to just the 1,600 square feet behind the commercial building?

As I understand from your response, the 100 feet height entitlement would not apply to any other structures on Tract 3 except for a Telecommunications Tower. All other structures on Tract 3 would be limited to 35 feet in height. Is this correct?

Answer: Staff

The applicant's request is amend the PUD to add the Telecommunications Tower use as a permitted use on Tract 3 and to allow the maximum building height for a Telecommunications Tower use to be up to 100 feet on Tract 3 subject to Land Development Code Sec. 25-2-839. Therefore, the additional height would only apply to a Telecommunications Tower use on Tract 3.

Yes, that is correct.