

July 23, 2019 Planning Commission Agenda Question and Answer Report

1. **Rezoning:** [C14-2019-0075 - Cannonleague Residences; District 5](#)
Location: 6501 and 6503 Cannonleague Drive, Williamson Creek Watershed;
South Austin Combined (Garrison Park) NP Area
Owner/Applicant: Don R. Hancock
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-3-NP to SF-5-NP
Staff Rec.: **Not Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question: Commissioner Seeger

What is the difference between Collector and Residential Collector (as defined in the existing street characteristics)?

Is there a CO included in this zoning?

Answer: Staff

Residential Collector is a street that primarily carries residential traffic from adjacent neighborhoods, whereas a Collector street is a more general term that implies the street carries non-residential traffic (office, commercial, mixed use, industrial uses).

The Applicant did not propose a Conditional Overlay –(CO), however, the rezoning application proposes 6 units, and a limit on the number of units could be added as a CO.

2. **Rezoning:** [C14-2018-0128 - 2323 South Lamar; District 5](#)
Location: 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315
South Lamar Boulevard, West Bouldin Creek Watershed; South
Lamar Combined (Zilker) NP Area (Suspended)
Owner/Applicant: 2323 South Lamar LTD (Kirk Rudy)
Agent: Armbrust & Brown PLLC (Richard Suttle)
Request: GR-V-CO, LO-CO, and GR-CO to LO-V-CO and GR-V-CO
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question: Commissioner Hempel

The TIA assumes the development is built by 2021. That seems unlikely. Do their assumptions change if this development takes longer to be built?

Answer: Staff

The applicant has provided their best estimate of the proposed build date. Small changes in the built date would likely not affect the results of the TIA. Additionally, with a future site plan application, we can evaluate whether or not it is in line with the assumptions in the TIA and require a revision if there are significant differences.

Question: Commissioner Seeger

Is the Applicant amenable to adding Alternative Financial Services, Residential Treatment and Bail Bond Services to prohibited uses in the CO?

Answer: Staff

Applicant is amenable to the suggested prohibited uses.