

August 20, 2019 Zoning and Platting Commission Agenda Question and Answer Report

- 1. Rezoning:** **C14-2019-0090 - 7410 Cooper Lane; District 5**
Location: 7410 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Scott Branyon and Kathy Steinke
Agent: Thrower Design (A. Ron Thrower)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question: Commissioner King

1. As I understand, the proposal to build 62 condos on 5.001 acres would appear to result in a minimum lot size of roughly 3,514 square feet per condo. SF-6 zoning requires a minimum lot size of 5,750 square feet. Will the condos be massed together and multiple stories in height?
2. Will any families or businesses be displaced by this development?
3. Is the existing house on the site occupied?

Answer: Staff

1. Condominium developments are typically developed on one lot or tract, and the minimum lot size refers to the overall site area (5.001 acres for this property). At this time, the Applicant does not have a conceptual development plan that would show the layout or product-type characteristics of the condominiums.
2. There is one single family residence on this property that it is owned by the Applicants (siblings) and occupied by a renter who could potentially be displaced.
3. Yes, the house is occupied by a renter.

5. **Final With Preliminary Plan:** [C8J-2014-0131.2A - Bear Creek Crossing Phase 2 - Final Plat](#)

Location: 12300 Twin Creek Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC
Agent: LJA Engineering (Brian Faltsek)
Request: Approval of a final plat out of an approved preliminary plan consisting of 89 total lots on 30.90 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
Single Office: Travis County-City of Austin

Question: Commissioner King

1. Are there any hazardous (oil, gas, chemicals, etc.) pipelines within 500 yards of this proposed subdivision?

Answer: Staff

1. There is a pipeline on the northern most west corner of the subdivision (see attachment). The pipeline is called the Hearne Pipeline. County records indicate that pipeline is empty. It was used for: "Non-HVL Products". It is located entirely on the Lot 70. This lot is intended to be developed as a private park. The pipeline has been abandoned and there is no easement recorded on the subject property. See exhibit C-05-A

