

Planning Commission January 8, 2019 Q&A Report

1. **Plan Amendment:** [NPA-2018-0024.01 - Metric and 183; District 4](#)
Location: 8965 Research Blvd. NB, 9000 Metric Blvd., & 9100 Metric Blvd., North Burnet/Gateway NP Area; Little Walnut Creek Watershed
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra (Chief Operating Officer)
Agent: Drenner Group, PC (Amanda Swor)
Request: Industry to High Density Mixed Use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), (512) 974-2695, Planning and Zoning Department

2. **Rezoning:** [C14-2018-0001 - Metric and 183; District 4](#)
Location: 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard, North Burnet/Gateway NP Area; Little Walnut Creek Watershed
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra)
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-CI-NP to NBG-CMU-NP
Staff Rec.: **Recommended with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057 Planning and Zoning Department

Question:

- 1) Why is it that every time get a request to build apartments it is always for mixed use zoning although there will only be apartments? Are the entitlements that much greater?
- 2) This site is bounded by an impenetrable freeway, a railroad, industrial uses and a very busy industrial street. If a resident wanted to buy a loaf of bread how could they get to a store? Where is the nearest store? It does not appear that the site is walkable to anything.
- 3) How does one get to the nearby schools? Is it at all safe for children on foot or on bikes?
- 4) Is there any correspondence from the Contact Team or surrounding neighbors?
(Commissioner McGraw)

Answer:

- 1) The zoning in this case request is for the NBG subdistrict that will permit multifamily development. It is not a standard 'MU' combining district. In the North Burnet Gateway Regulating Plan the only zoning district that allows for high-density residential is the Commercial Mixed-Use Subdistrict and the Transit-Oriented Development Subdistrict. There is not a residential only subdistrict of NBG that allows for this residential use.
- 2) There is a shopping center directly to the west, past the fire station, along Research Boulevard. There is a sidewalk along I83 that if taken to the west will take you to several

restaurants. If you cross the intersection of 183 and Burnet you will find a convenience store for basic needs. The intersection of Braker and 183 is striped for pedestrian activity and contains pedestrian signal equipment.

- 3) There are sidewalks that provide bike and pedestrian access along McNeil Drive. The EIS from AISD was included as "[Attachment C to the zoning case report](#)" (pg. 23 of 25) for your review.
- 4) I have not received any correspondence from the Contact Team of the surrounding neighbors concerning the rezoning case.

3. Plan Amendment: [NPA-2018-0012.02.SH - 2107 Alamo; District 1](#)

Location: 2107 Alamo Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: Single Family to Multifamily use
Staff Rec.: **Not Recommended**
Staff: [Jeff Engstrom](#), 512 974-1621
Planning and Zoning Department

4. Rezoning: [C14-2018-0100.SH - 2107 Alamo; District 1](#)

Location: 2107 Alamo Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: SF-3-NP to MF-4-CO-NP
Staff Rec.: **Not Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Question:

- 1) What are the dimensions of the lot?
- 2) Please provide a survey.
- 3) Are exhibits available (provided to the neighborhood).
(Chair Shieh)

Answer:

- 1) The legal description is "Lot 8 Block 11 Outlot 46 Division B Less West 4.67 feet CR Johns Subdivision." TCAD shows the site as having Effective Frontage of 70.33 feet and Effective Depth of 149.00 feet. This matches the acreage provided by the Applicant (0.22 acres).
- 2) Survey of the property is unavailable.
- 3) The applicant's agent did not bring a presentation or any materials to the City's NPA informational meeting on 9/18/18, however, upon request the applicant has provided the following, see attachment Exhibit A.

Question:

1. Did the applicant ever provide staff a conceptual site plan or any diagrams regarding how he anticipates that the proposed units, parking, dumpsters and access points would be laid out?
2. The draft restrictive covenant with Blackland CDC that the applicant provided (attached) in his rezoning application packet references a second agreement between the parties--see provision 2(e). Is that document available?

(Commissioner Witte)

Answer:

- 1) See attachment, Exhibit A.
- 2) Pending

Q&A - Exhibit A

From: Glen Coleman
Sent: Monday, January 07, 2019 2:24 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Fwd: Alamo Project

Hello Heather,

Thank you for your help this week.

I wanted to share with you some of the art I will be showing the commissioners.

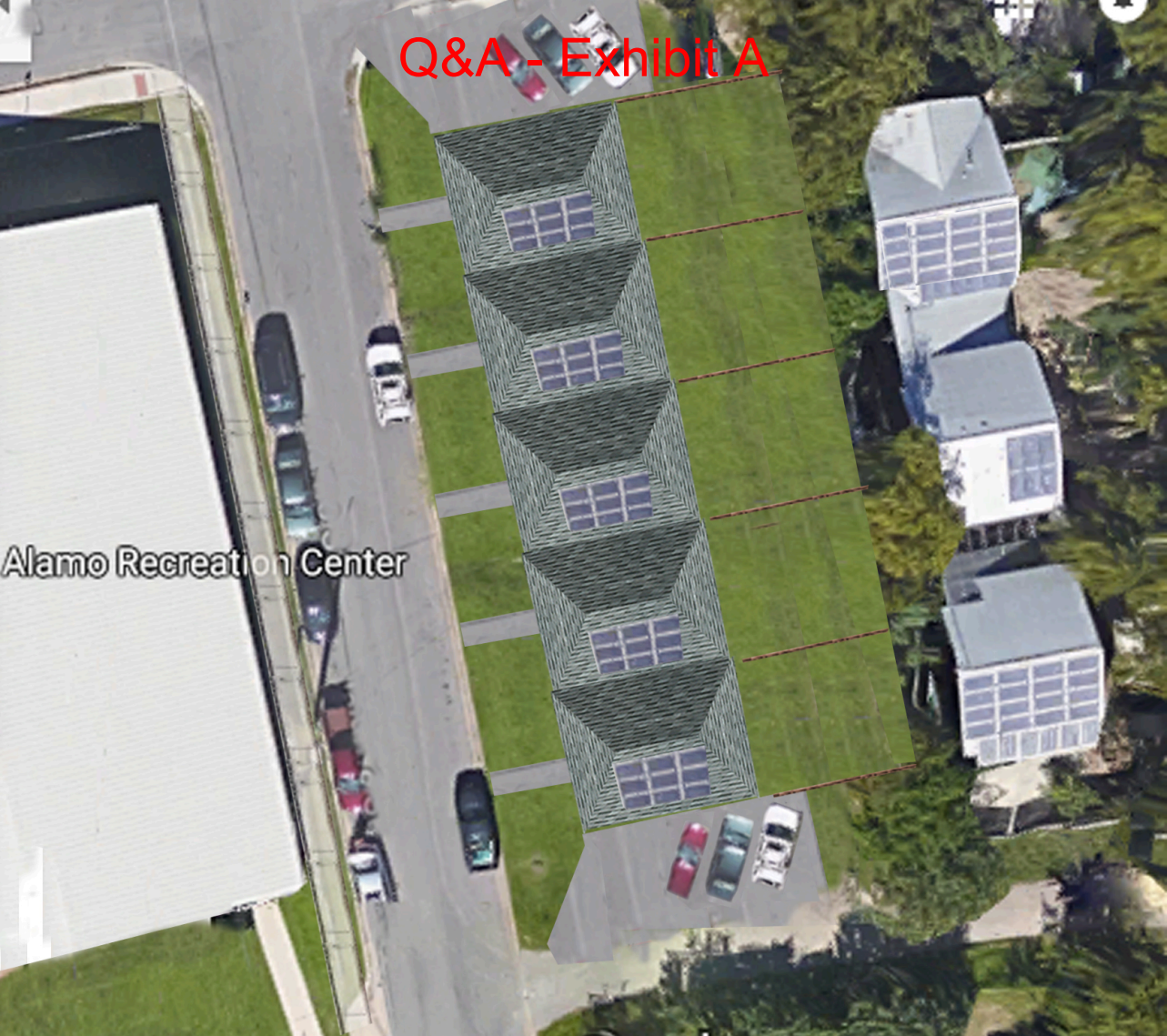
I do not have an architectural rendering of the site, these images capture the look and feel, but do not show the requested 15 foot set back.

We created them when the neighbors asked for individual articulation of the five units. Art and colors will vary.

The aerial does show the 25 foot set back - the neighbors to the east are actually gaining some distance.

Q&A - Exhibit A

Alamo Recreation Center



Q&A - Exhibit A



Q&A - Exhibit A

