

Question and Answer Report ZAP Agenda January 29, 2019

- 1. Rezoning:** [C14-2018-0139 - 1903 Keilbar; District 5](#)
Location: 1903 Keilbar Lane, South Boggy Creek Watershed
Owner/Applicant: 1905 Keilbar LLC (Michael Winningham)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question: Commissioner King

1. To what extent did staff consider Council's resolution regarding mobile home property on this case?
2. Is manufactured housing zoning different from mobile home zoning?
3. How many low-income families will be displaced by the demolition of the mobile home on this site?
4. If approved by Council, will the proposed condo/townhouse development be used by staff as a basis to recommend/support future zoning requests to rezone adjacent mobile home property?
5. Will the proposed development precipitate redevelopment of existing adjacent affordable mobile homes and mobile home property?

Answer: Staff

1. The Council resolution does not apply to this property because it is neither a manufactured home park nor a manufactured home subdivision. Rather, it is a manufactured home on a subdivided lot.
2. Mobile home residence (MH) zoning applies to both manufactured homes and mobile homes located in manufactured home/mobile home parks and subdivisions.
3. The manufactured home was moved off the lot within the past two weeks. According to the Applicant, the tenant vacated the home at the beginning of January 2019 after expressing a desire to relocate to a different city in the Central Texas region.
4. Keilbar Lane generally contains a mix of housing types, including manufactured homes, single family residences, one or two accessory dwelling units, and an apartment. It is located between a stand-alone condominium development to the south (zoned MF-2-CO) and offices to the north (LO-CO). Both the existing SF-6 zoned lot at the corner and the subject lot proposed for SF-6 zoning (combined 0.947 acres) are intended for unified condominium development. It is likely that Staff could support SF-6 zoning for the 3 lots at the northeast corner of Keilbar and Manchaca (under one ownership) as well. The lots directly to the north and east are smaller,

and in the absence of acquisition under one ownership, wouldn't be able to accommodate SF-6 development. The lots on the cul-de-sac are larger and could accommodate SF-6 development, however adjacency to the UPRR right-of-way may hinder the potential for redevelopment.

5. It is possible, yet also dependent on a number of individual property owner decisions and market factors, and thus, is unknown.

6. **Final Plat with Preliminary:** [C8-2015-0271.2A - Malone Subdivision, Section 2; District 5](#)
- Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
- Owner/Applicant: CalAtlantic Homes of Texas, Inc. (Kevin Forader)
- Agent: LJA Engineering (Brian Faltese)
- Request: Approval of a final plat out of an approved preliminary plan for 77 lots on 12.0724 acres
- Staff Rec.: **Recommended**
- Staff: [Nathan Jones](#), 512-974-6303
Development Services Department

Question: Commissioner Aguirre

In reviewing the 'Department Comments,' I noted a reference to "ponds, open space." It appears that there is only one area (Lot 17) designated for open space, but I cannot find where the "ponds" will be located. Will you please let me know where the ponds are going to be located. Also, will these be detention or retention ponds. There is also a reference to a CEF buffer (# 27, Pg. 3), but cannot tell where it is located. Please let me know where it is located. Thank you in advance for your prompt attention in this matter.

Answer: Staff

The detention ponds are located in Lot 3, Block C and the CEF buffer is located in Lot 1, Block C. Both these lots were recorded in the final plat for Section 1. While the detention ponds are not included in this section, I included them in the review sheet for reference purposes. The CEF note was included in the plat by the environmental reviewer.