

Question and Answer Report March 5 2019 ZAP Agenda

4. **Rezoning:** **C14-2019-0005 - APC Towers - TX 1395 Kuckols Crossing; District 2**
- Location: 4400-1/2 East William Cannon Drive, Williamson Creek Watershed
- Owner/Applicant: LDG Development LLC (Jacob P. Brown)
- Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
- Request: GR-MU-CO to GR-MU-CO, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Question: Commissioner King

1. The property would be entitled to a building height of up to 100 feet on the 1,600 square feet portion of the property and up to 45 feet on all other portions of the property. Is this correct?
2. The property would be entitled to 100-foot building height on the entire 1,600 square feet portion of the property. One 100-foot building or one 100-foot tower could be built by right on this portion. Is this correct?
3. The only change to the existing zoning entitlements and conditional overlay for the property is an increase of the current 45-foot building height limit to 100 feet on the 1,600 square feet portion of the property. All other aspects of the existing conditional overlay (prohibited uses and prohibit drive-in services) continue in force for this property. Is this correct?
4. If staff recommendation for this case is approved by ZAP and Council, would the property owner be entitled by right to use the 100-foot structure height entitlement to build a 100-foot tall building or any other structure instead of a telecommunications tower on the 1,600 square feet portion?
5. Could the property owner use this entitlement for any other structure (other than telecommunications tower) or any building that exceeds 45 feet on the 1,600 square feet portion of the property?
6. Can ZAP limit the 100 feet height entitlement solely to a telecommunications tower on the 1,600 square feet portion of the site? As I understand, that portion of the property would still be entitled to 45 feet height for a building or other structure that doesn't exceed 45 feet in height.

Answer: Staff

1. Yes.
2. A telecommunications tower is considered a “structure”, rather than a “building”. Substituting the word “structure” for “building” in the above sentence would be correct. The zoning change would allow for one 100-foot tall structure in the 1,600 square foot rezoning area.
3. Substituting the word “structure” for “building” is correct. The zoning change would allow for one 100-foot tall structure in the 1,600 square foot rezoning area. All other aspects of the existing –CO remain unchanged.
4. The intent is to use the 1,600 sf rezoning area for a 100-foot tall telecommunications tower, the “structure” (as covered in my last email, this is different from a building). The Owner could build a structure that is not a telecommunications tower, however I don’t know what kind of structure that would be other than some kind of utility structure, such as a water reservoir.
5. Yes.
6. Yes.

5. Rezoning:	C14-2018-0130 - The Meadows on West Slaughter; District 5
Location:	707 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant:	SFC Software Factory LLC (Leonardo Madrigal)
Agent:	Morales Development LLC (Amy Morales)
Request:	GO-MU-CO to GR-MU-V
Staff Rec.:	Recommended
Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov Planning and Zoning Department

Question: Commissioner King

Does staff's recommendation for this case include the existing conditional overlay that establishes a 2,000 daily trip limit for this property?

What is the location of the closest bus stop to this property?

Can the V (vertical mixed use) designation be limited to the section of the property immediately north of the existing vacant single family home up to the property line along Slaughter Lane? This lot looks fairly deep and as I understand vertical mixed use is isn't intended to go too far back from a transit corridor.

Answer: Staff

Transportation Review staff has elected to defer the TIA discussions to the time of site plan when a specific number of residential units and office/commercial square footage is known, and specifically requested that a 2,000 trip cap not be continued with this rezoning case.

Route 318 stops at Slaughter and Palace Parkway (on the north side of Slaughter Lane) which is west of the proposed rezoning site.

Yes, it can be limited to a portion of the property, however it would be necessary to cite the depth of this portion as measured from the Slaughter Lane right-of-way line in order to create zoning tracts (that is, Tract 1 is zoned GR-MU-V to a depth of x feet from the Slaughter Lane right of way, and Tract 2 is zoned y and applies to the remainder of the property).

Question: Chair Kiolbassa

I assume we can recommend that V apply to the first 1/2 of the property from the Slaughter Lane property line and have that calculation in feet included in our recommendation to council. I recall this kind of fractional direction when VMU first came on the scene.

Answer: Staff

If ZAP provides that specific direction regarding the measurement from Slaughter Lane, I can work with it and bring the specific number of linear feet to the Council.

7. Rezoning:	C14-2018-0148 - 12202 Pecan Street Rezoning; District 6
Location:	12202 Pecan Street, Rattan Creek Watershed
Owner/Applicant:	Perry Barth
Agent:	Thrower Design (A. Ron Thrower)
Request:	SF-3 to CS
Staff Rec.:	Recommended
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning and Zoning Department

Question: Commissioner King

Regarding this case, have the current occupants of the existing single-family home on this property been notified about this case?

Answer: Staff

The owner/occupant of the house, Perry Barth, is the applicant for the rezoning request.

6. Rezoning: **C14-2018-0135 - West Harbor Marina LLC; District 10**
Location: 2503 Westlake Drive, Lake Austin Watershed
Owner/Applicant: West Harbour, LLC
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: LA and SF-3 to SF-5-CO
Staff Rec.: **Recommendation of SF-5**
Staff: Scott Grantham, 512-974-3574, scott.grantham@austintexas.gov
Planning and Zoning Department

Question: Commissioner King

1. How many existing low- and middle-income tenants will be displaced when the existing apartments and efficiency unit are demolished and replaced with market-rate townhomes or condos?
2. Have all existing tenants been notified about this proposed redevelopment?
3. Will the proposed development increase the total number of residents or parking spaces at this site?
4. Will any portion of this site be used to provide non-resident parking or public access to the marina that is being subdivided?
5. Will a site plan be required for the proposed redevelopment?
6. Will the site plan come before the ZAP for review and approval?

Answer: Staff

1. Technically, there are 8 1BR units. The earlier report mentioned 7 because one a tiny structure, and not currently rented. It would seem that current tenants are single folks or couples. The units are market rate, but the income levels of the tenants are not known.
2. Yes, through the property managers and the City.
3. Yes. Existing units are 1BR, and new ones will include 2 and 3BR, so there will be more residents. Parking will increase because they will need to comply with current code and a rule of thumb is 2 parking spaces per unit.
4. The applicant is subdividing the site and treating the pieces separately. The non-marina portion won't have parking for the marina portion, but in practice, when they sell the units, some of the new owners will also be boat owners. For non-resident

boat owners, there is still a large rectangle (not part of this zoning case) to the north which can be used for parking.

5. Yes.
6. No, unless they are ask for a non-BoA variance (e.g. compatibility). They intend to comply with SF-5.