

March 19, 2019 Zoning and Platting Commission - Question and Answer Report

2. **Preliminary Plan - Environmental Variance Only:** [C8J-2019-0011 - Forest Bluff Section 7 \(Withdraw / Resubmittal of C8J-2017-0241\)](#)
- Location: F.M. 969 Road, Decker Creek Watershed
- Owner/Applicant: Randall Jones & Associates Engineering, Inc.
- Agent: Israel Ramirez, P.E.
- Request: Variance request as follows: 1. Request to vary from LDC 30-5-341 to allow cut exceeding four feet. 2. Request to vary from 30-5-342 to allow fill exceeding four feet.
- Staff Rec.: **Recommended**
- Staff: [Pamela Abee-Taulli](#), 512-974-1879
Development Services Department

Question: Commissioner King

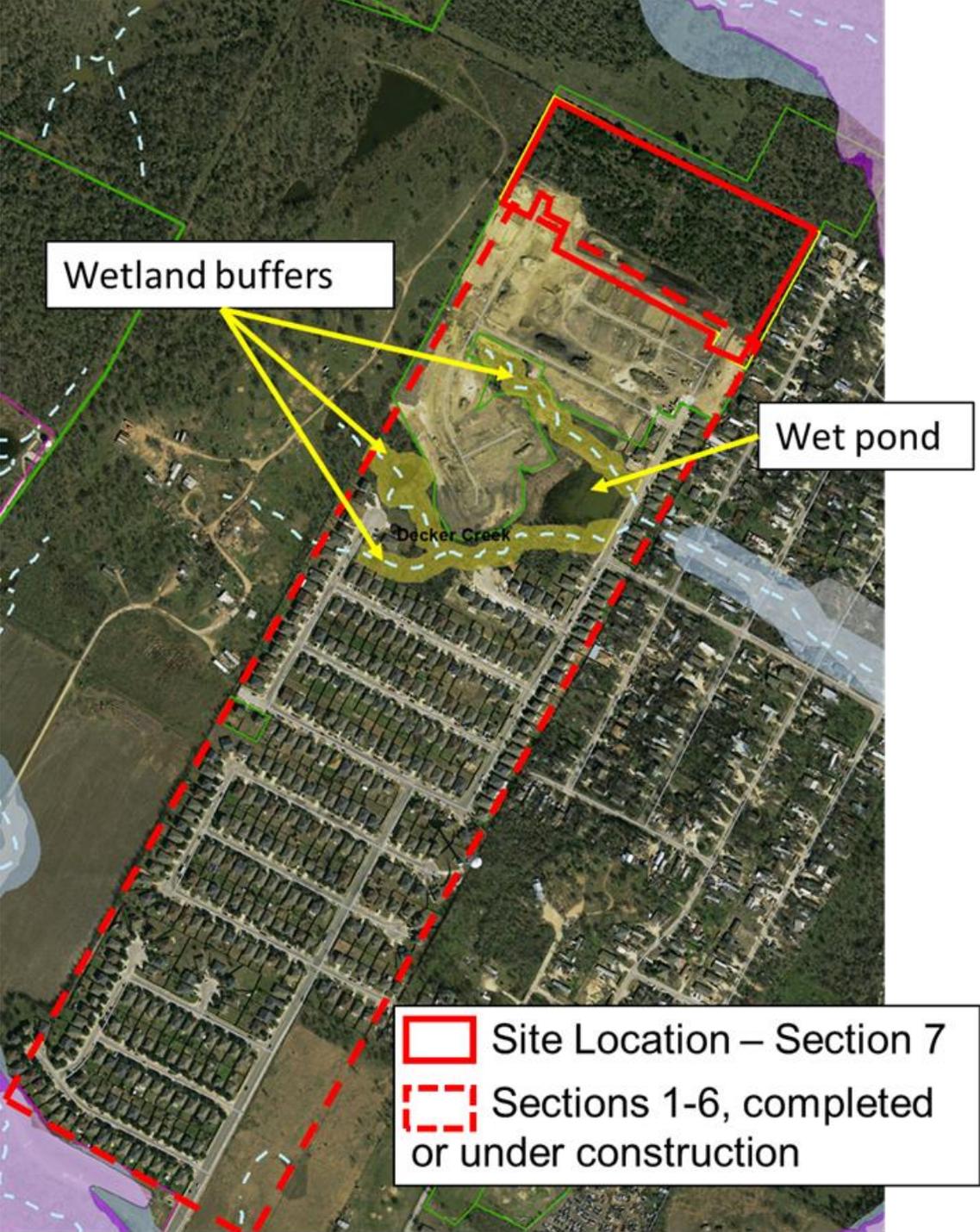
The City interoffice memo dated January 10, 2001, on page 25 of the backup for this case includes the following recommendations by City environmental staff.

1. Each tributary should receive a 50-foot CEF buffer from the centerline of the waterway for their entire length instead of the standard 150-foot setbacks around each small wetland.
2. Lot lines in section 7 should be pulled back 50 feet from the centerline of the stream.
3. The wetpond should have a 50 foot native forested buffer.
4. Trees removed for roads and intersections should be replaced.
5. Road intersections should be moved away from the buffers and centerline of the streams.

Could you please indicate the status of each of these recommendations above?

Answer: Staff

I believe that all of these recommendations were satisfied in the previously approved subdivision construction plans. Items 1, 2, 3, & 5 refer to the wetland buffers and wet pond in approved Sections 5-6. There are no wetlands or creeks in Section 7; and the stormwater ponds will be standard dry ponds. Item 4, regarding trees, is current standard practice; trees that are proposed to be removed with Section 7 will be replaced.



4. **Rezoning:** [C14-2018-0118 - 8900 South Congress; District 2](#)
Location: 8900 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: ER South by South Congress, LLC (Nicholas Barber)
Agent: Drenner Group (Amanda Swor)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question: Commissioner King

1. Given that the lot designated as "parking" has been removed from this zoning case, how will parking for the development be addressed, particularly given that the additional restaurant will generate more customers and traffic?
2. Given that there will be an entrance/exit on South Congress and an entrance/exit on Cullen Lane, how will cut through traffic from South Congress to Cullen Lane be effectively prohibited as required in the conditional overlay?
3. It appears that the only traffic mitigation required in the TIA for this development is reconstruction of a segment of Cullen Lane to provide for a dedicated left turn storage lane and roadway transition to and from Driveway #2. Is this correct?
4. What is the total estimated cost for the traffic mitigation in #3 above and when will the mitigation be constructed? Is the mitigation cost based on the date of construction or date of zoning approval by Council?

Answer: Staff

1. Lot 4
2. The design of the internal drives are such that from either driveway a "straight shot" cut-through is not visible. This design is intended to discourage people trying to cut through the property from Congress to Cullen. The design of the internal drives was reviewed for compliance as part of the Site Development Permit.
3. Yes
4. The estimated costs for transportation improvements is \$349,359.00. This cost estimate is current; the City issued the Site Development Permit on February 15, 2019. The improvements must be installed prior to issuance of the Certificate of Occupancy.

7. **Rezoning:** [C14-2018-0152 - Parmer Retail Center; District 7](#)
Location: 1100 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Quatro Business, LLC (Rafik Maredia)
Agent: MADC, LLC (Carl McClendon)
Request: LR-CO to LR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Can the TxDOT letter (Attachment A of the backup for this case) be included as a condition of approval for this case when it's read into the record during consent approval by ZAP?
2. Can the requirement for a right turn deceleration lane be included as a condition of approval for this case? The TxDOT letter doesn't specifically require the deceleration lane. It just indicates that the property owner should coordinate with TxDOT on how to handle the deceleration lane.

Answer: Staff

1. No, there is already an approved TIA for this area and these conditions will be addressed at the time of site plan by the DSD Transportation Review and the ATD review staff.
2. No, the discussion with the applicant and TxDOT concerning the need and location of a deceleration lane will be addressed during the site plan review process.

Question: Commissioner King

As I understand from the site plan in the attached PDF for this case, the driveway on Parmer Lane is the only way for vehicles to enter from or exit to Parmer Lane. Vehicles will have no other way to exit to or enter from Parmer Lane. Is this correct?

I'm trying to verify that vehicles will have no way to back out of the parking lot or driveway directly onto Parmer Lane.

Answer: Staff

I will forward your questions to the agent for this case. However, these are site plan related and we do not review/approve the proposed site plan layout during the rezoning case.