

## Final - Zoning and Platting Commission May 21, 2019 Q & A Report

2. **Rezoning:** [C14-2019-0064 - Old School Liquor and Market; District 5](#)  
Location: 1901 West William Cannon Drive, Suite 165, Williamson Creek Watershed  
Owner/Applicant: Field Realty Partners, Ltd. (J. Grady Field); Old School Liquor and Market, Inc. (Phil Harding and Debbie Mylius)  
Agent: Keepers Consulting (Ricca Keepers)  
Request: GR to CS-1  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

### Question: Commissioner King

Regarding this case, as I understand, CS-1 zoning allows the following uses:

- Adult Lounge
- Cocktail Lounge
- Adult-Oriented Businesses
- Bail Bond Services

Would the applicant/owner be willing to prohibit these uses as a condition of the zoning?

Are there any schools, child day care facilities, or child-related land uses within 500 linear feet of this site?

### Answer: Staff and Applicant

The Applicant is willing to prohibit these uses:

- Adult-Oriented Businesses (it covers adult lounge too and therefore, doesn't need to be covered as a separate use)
- Bail Bond Services
- Cocktail Lounge

4. **Rezoning:** [C14-2019-0006 - Verizon Wireless-Mopac Parmer; District 7](#)  
Location: 3502-1/2 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: United Christian Church  
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)  
Request: LO-CO, RR to LO-CO, RR, to change and condition of zoning  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

**Question: Commissioner Aguirre**

Does the church, which is located on the same property the tower is being proposed, operate a daycare. The backup doesn't specifically address this and I'm not sure this question was asked of the Church.

**Answer: Staff**

The applicant confirmed there is no day care on the church property.

**Question: Commissioner Denkler**

1) My understanding is the applicant has been told by staff that the reservataion of ROW is not required. Can staff confirm? Please provide comments from TxDOT as to whether they pan on adding lanes to Parmer west of Mopac or believe ROW is needed.

2) How many feet from the southern property line would be needed if ROW was reserved? Would this remove any of the church's existing parking which abuts the property line?

**Answer: Pending**

5. **Rezoning:** [C14-2019-0067 - Lucy Read Pre-Kindergarten School; District 7](#)  
Location: 2608 Richcreek Road, Shoal Creek Watershed  
Owner/Applicant: Austin Independent School District  
Agent: Drenner Group (Leah Bojo)  
Request: SF2 to GO-CO, as amended  
Staff Rec.: **Recommendation of GO-MU-CO**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department

**Question: Commissioner King**

Will this health care facility will be solely for AISD students attending Rosedale? Will it be open to low income families and their children?

**Answer: Applicant**

The clinic at the Rosedale School will be very specialized. It is going to be a pediatric clinic that only serves children with complex and multiple disabilities. So, if any children in the neighborhood have that need, they will be able to use the clinic whether they are a student at Rosedale or not. So, to be clear, the clinic will not be the standard kind of clinic that would be used for the kinds of services that we usually think of when we think of a clinic.