

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0085 - 7308 S Congress Avenue; District 2](#)
Location: 7308 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Kristen Nagel and Mark Hallman
Agent: Lynda Courtney Consulting (Lynda Courtney)
Request: DR to MF-3
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question: Commissioner King

1. Will the site plan for this development come back to ZAP for review and approval?
2. Will the site participate in the new residential density bonus program ([ordinance # 20190509-027](#)) that became effective on May 20, 2019?
3. Do any low-income people occupy the existing single family home on the site? If so, will they be displaced by this development?
4. How many apartments are proposed for the site?
5. How many of the apartments will be permanently income-restricted and have 3 or more bedrooms?

Answer: Staff

1. If there are variance(s), then yes, the site plan would return to ZAP, otherwise it would be approved through the administrative (Staff) review process.
2. The Owner does not know if the recently adopted residential density bonus program will be used in the property's development.
3. No, the property was used for many years as a music studio and the owner is the sole resident of the Property.
4. A maximum of 55 dwelling units could be accomplished under MF-3 zoning on this 1.54 acre property, however, a tree survey and proposed site layout (which have not been prepared) may reduce the number of units that can be built.
5. The Owner and Agent are happy to discuss income-restricted units and bedroom counts with the City after the zoning has been finalized, and a tree survey and site layout have been prepared.

Question: Commissioner King

The following statement is included in the Drainage section on page 7 of staff backup for this case:

"The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties."

I realize that this particular statement applies to new subdivisions and site plans.

1. If an existing single family home on a SF-1, SF-2, SF-3, SF-4, SF-5, or SF-6 lot is demolished and redeveloped with another single family home, are pre- and post-development drainage analysis required?
2. If an existing single family lot (SF-1, SF-2, SF-3, SF-4, SF-5, or SF-6) is resubdivided, are pre- and post-development drainage analysis required?
3. When a single family home is demolished and replaced with another single family home, is a drainage analysis sealed by a registered professional engineer required to identify and mitigate adverse drainage impacts to adjacent properties?

Answer: Staff

1. No, a drainage study would not be required because the number of lots is not proposed to change.
2. Yes, a resubdivision application requires a drainage application because one or more additional lots are proposed to be created.
3. No, a drainage analysis is not required to identify and mitigate adverse drainage impacts to adjacent properties. However, if there is an issue with lot-to-lot drainage, there is a local amendment to the Plumbing Code (LDC Section 25-12-153) which states the following:

1101.1 Where Required. Roofs and courtyards must drain into a separate storm sewer system or to some other place of disposal, satisfactory to the authority having jurisdiction. For one- and two-family dwellings, storm water may be discharged on flat areas such as streets or lawns so long as the storm water flows away from the building and to an approved location. For new construction or additions, the post construction site discharge is not to exceed the discharge rate prior to construction.

The Section of the Code is generally invoked during construction but is available to everyone at any time.

Building Inspections is able to address the issue when it is brought to their attention when the permits are active. If it occurs after permits have closed, the Code Department is to use it in order to obtain compliance.

2. **Zoning:** [C14-2019-0084 - 13170 G Pond Springs; District 6](#)
Location: 13170 Pond Springs Road, Building G, Lake Creek Watershed
Owner/Applicant: Setty LLC (Mahmoud Shoa)
Request: I-RR to CS
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Given that the site appears to be located within 300 feet of a multifamily apartment complex (Elan Apartment Homes), would the applicant be willing to prohibit the following uses?
 - Adult Oriented Business
 - Bail Bond Services
 - Alternative Financial Services
2. The site appears to provide affordable storage/studio space for approximately 10-15 small businesses. How will this zoning change impact these existing small businesses?

Answer: Staff

1. Pending
2. The property currently does not have a zoning designation. The convenience storage use is grandfathered because it existed prior to the annexation of the property by the City. The proposed CS zoning will help the applicant to bring all of the uses on the property (convenience storage, automotive sales and personal improvement services) into conformance with land use regulations in the Code.

5. **Site Plan Extension:** [SP-2014-0072C\(XT2\) - 1806 Braker Lane; District 7](#)
Location: 1806 W Braker Ln, Walnut Creek Watershed
Owner/Applicant: Pancake Pals II Braker LLC
Agent: Dunaway Associates (Vanessa Mendez)
Request: Approval of a second extension on a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Renee Johns](#), 512-974-2711
Development Services Department

Question: Commissioner Aguirre

Answer: Staff

C-05 originally included in their site plan extension application an extension letter from their first XT. I have attached it. One of my comments during my review was to update the extension letter, so the one included in the back up will have a later date. Three year extensions are generally recommended by staff, in an effort to avoid the applicant needing a third extension and coming back to commission. See, C-05 Attachment A.

- 6. Site Plan** [SP-2014-0260C\(XT2\) - Pioneer Crossing West Section 12;](#)
Extension: [District 1](#)
Location: 1900 E Braker Ln, Walnut Creek Watershed
Owner/Applicant: 1900 E Braker Lane LTD
Agent: Prominence Pioneer LP (Bryan Rome)
Request: Approval of a second extension on a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Renee Johns](#), 512-974-2711
 Development Services Department

Question: Commissioner Aguirre

Answer: Staff

C-06 originally requested a five year extension, I have also attached the original letter. I notified the applicant that staff cannot recommend an extension beyond three years, so they also updated their extension letter to three years. So again, the extension letter will have a later date. See, C-06 Attachment A.



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March 19, 2019

Development Assistance Center
City of Austin
Development Services Department
505 Barton Springs Road, 1st Floor
Austin, Texas 78704

RE: Pioneer Crossing West Section 12 (Pioneer Crossing PUD)
Engineer's Summary Letter for Site Plan Extension #2
LJA Project #A575-1001

Dear DAC Reviewer:

The Pioneer Crossing West Section 12 project is located in northeast Austin off of E. Braker Lane and Musket Valley Trail and is a portion of the Pioneer Crossing Planned Unit Development ("PUD") (specifically Parcel W6). The site development permit (SP-2014-0260C) for this project was issued on May 15, 2015. The site permit was administratively extended through May 15, 2019 under SP-2014-0260C(XT). The civil site improvements in SP-2014-0260C have been completed. This site plan extension application is being submitted strictly to allow building construction to proceed longer than the currently allowed time.

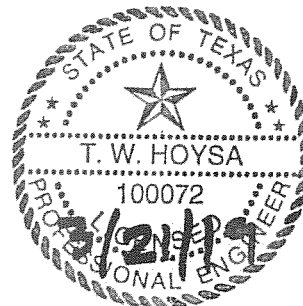
The project was phased to allow acceptance of the civil site improvements prior to construction of any of the residential structures. The DSD Site and Subdivision inspection portions of the project [driveway connections to public right-of-way ("ROW"); water and wastewater infrastructure in ROW and easements; and, sidewalk repair and extension within public ROW] were completed and a Final Acceptance letter was issued in September of 2016. The site has been revegetated and controls have been maintained with regular City of Austin and private environmental compliance inspections, which are currently on-going.

The site sat dormant for almost two years after construction while the original developer marketed it for sale. The site is now owned by Prominence Homes. Prominence has owned the site for just over one year and has been working on building construction for the last six months. To date, five of the 31 buildings are under construction with one other currently in the building permit process and four more to be submitted for building permits mid-March 2019. We would like to extend the site plan for five (5) additional years to May 15, 2024. This should allow sufficient time to begin construction on all buildings.

No notable changes to the site improvements are proposed with this extension request. As all the water and wastewater infrastructure is completed and accepted, there will be no updates to Austin Water notes and details proposed with this extension request.

Very Truly Yours,
LJA ENGINEERING, INC.


T.W. Hoysa, P.E.
Senior Project Manager





April 1, 2018

City of Austin
505 Barton Springs Road
Austin, Tx 78704

Re: 1806 Braker Lane
1806 Braker Lane, Austin TX
SP-2014-0072C
Site Plan Extension Request

Dear Review Staff:

On behalf of the Owner of the above referenced project please accept this request for site plan extension for review and approval.

The proposed improvements include a Kerby Lane Café and associated parking facilities. The Owner has had some troubles getting the project under construction due to landlord conflicts. The owners have worked to resolve that conflict and are now in a position where they can move forward with the project. Their intent is to begin construction in the second half of 2018 and to be complete by 2019.

We believe the project as designed and permitted complies with current City of Austin regulations. It has existing on-site detention and a proposed water quality pond. It complies with parking, impervious cover and other zoning regulations. Based on this determination we would respectfully request an administrative extension of the current site development permit.

If you have any questions or need any additional information in order to consider this site plan permit extension request for approval please contact me at JRouth@dunawayassociates.com or 512-399-5366.

Sincerely,
Dunaway|UDG

A handwritten signature in black ink that reads "June Routh".

June Routh, P.E.
President