

Zoning and Platting Commission November 5, 2019 Agenda Question and Answer Report

B. PUBLIC HEARINGS

2. Zoning and Rezoning: C14-2019-0109 - Messinger Tract Rezoning; District 5

Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed
Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust
Agent: Thrower Design (Ron Thrower)
Request: I-RR; RR to SF-6
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Question: Commissioner Denkler:

Will a TIA be required or not?

Is ITE 210 used for SF-6 zoning? They could do condos rather than single family, correct?

Answer: Staff the site's trip generation exceeds 2,000 vehicles per day, a TIA will be required when the site plan is submitted. Regarding trip generation, the Applicant is currently proposing detached residential housing, and even though the proposal is for condominiums on the same lot, ITE 210 is still the most appropriate trip code. Should the site plan propose attached housing, Multifamily Code 220 will be used and the assessment will need to be updated at that time. I hope this addresses your questions.

5. Rezoning: C14-2019-0131 - Covert Ford; District 10

Location: 11514 Research Boulevard Southbound Service Road, Bull Creek Watershed
Owner/Applicant: D.R. Brothers Management, LLC (Rox B. Covert, Duke M. Covert, and Danay C. Covert)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LO to GR
Staff Rec.: **Not Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner Barrera-Ramirez

Would the LO uses be located within the LO designated area and the parking garage would be located between the designated LO area and US183? If so, wouldn't this meet the zoning requirement?

Answer: Staff

The proposed parking garage is part of the Automotive Sales use which is not permitted in the LO zoning district.

Question: Commissioner Denkler

Can we be provided with a copy of the concurrent site plan that was filed?

Answer: Staff

See link below.

<http://www.austintexas.gov/edims/document.cfm?id=330788>

| | |
|-----------------------|--|
| 7. Final Plat: | C8J-2019-0038.0A - Decker Lofts |
| Location: | 9000 Decker Lane, Decker Creek Watershed |
| Owner/Applicant: | Danish Ali |
| Agent: | Pape-Dawson Engineers, Inc. (Sarah Ulusoy) |
| Request: | Approval of Decker Lofts, a one lot plat comprised of one multi-family lot on 11.60 acres. |
| Staff Rec.: | Recommended |
| Staff: | Paul Scoggins , 512-854-7619 Single Office |

Question: Aguirre

I am noting this subdivision will allow for 262 units in what appears to be a one-way in, one-way out egress. In an event of a fire, how will the evacuation of the residents be mitigated while ensuring emergency response vehicles and first responders can simultaneously access the residences in the event of an emergency.

Answer: Staff

Due to the unique situation where getting a secondary access would be difficult, the Emergency Services District is requiring an upgraded sprinkler system (a 13 System is what he referenced). This system not only has sprinklers in the rooms, etc., but also in the attic areas. They are also requiring to have dual driveways from the road up to structures with crossovers so that if one drive gets clogged vehicles can crossover. It is my understanding this is being worked out through the site plan, which is also under review at this time. See attachment Exhibit B-07 (Aguirre) A. Plat approval letter from the ESD.



Exhibit B-07 (Aguirre) A

Travis County Emergency Services District No. 12

Fire Prevention Division

11200 Gregg Ln. • PO Box 846

Manor, Texas 78653

O: 512-272-4502 • F: 512-428-5114

FIRE CODE REVIEW – PLAT

APPROVAL

Code: DECK-01

Decker Lofts
9000 Decker Lane
Austin, Texas 78753

June 11, 2019

Sarah Ulusoy
Pape-Dawson Engineers, Inc.
10801 North MoPac Expressway, Bldg. 3, Suite 200
Austin, TX 78759
512-454-8711
sulusoy@pape-dawson.com

RE: Plans Submittal

I have reviewed the resubmitted documents in accordance with the International Fire Code 2015 (IFC 2015) and Local Amendments by TCESD12. This resubmitted Plat is APPROVED.

SPECIFIC COMMENTS:

1. The second document submitted on June 4, 2019 making reference to filing in Travis County, TX and being located in Travis County, TX is APPROVED.
2. You may pick up your Approved document at this office.

RECOMMENDATIONS:

NONE

GENERAL COMMENTS:

- Revised drawings and calculations should be resubmitted for review.
- In order to facilitate a quick response for re-review, any reply to this report shall consist of correcting the documents and shall include an item-by-item transmittal indicating the location of all changes resulting from this review.
- Each plan revision shall be clouded. Each cloud shall be noted with the plan review comment numbers.
- A minimum of ONE set of revised documents shall accompany any reply to this review – **ONLY those pages affected by revisions/corrections need be submitted.**



Exhibit B-07 (Aguirre) A

Travis County Emergency Services District No. 12

Fire Prevention Division

11200 Gregg Ln. • PO Box 846

Manor, Texas 78653

O: 512-272-4502 • F: 512-428-5114

FIRE CODE REVIEW – PLAT

REFERENCE COMMENTS:

507.1 Required water supply. An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

106.1 Inspection authority. The *fire code official* has authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 104.3 for the purpose of enforcing this code.

106.2 Inspections. The *fire code official* is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by *approved* agencies or individuals. All reports of such inspections shall be prepared and submitted in writing for review and approval. Inspection reports shall be certified by a responsible officer of such *approved* agency or by the responsible individual. The *fire code official* is authorized to engage such expert opinion as deemed necessary to report upon unusual, detailed or complex technical issues subject to the approval of the governing body.

106.2.1 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *fire code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

106.2.2 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *fire code official*. The *fire code official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *fire code official*.

Clyde M. Ford

Inspector / Plans Reviewer

Travis County ESD #12

512-272-4502 Ext. 703