3. **Rezoning:** C14-2019-0146 - Far West  
   Location: 3525 Far West Blvd., Shoal Creek Watershed  
   Owner/Applicant: Frost National Bank (Ross Wood)  
   Agent: Drennan Group (Amanda Swor)  
   Request: Approve GR-V to permit 40,000 sq. ft. commercial building  
   Staff Rec.: Recommended  
   Staff: Mark Graham, 512-974-3574  
   Planning and Zoning Department

**Question:** Commissioner King

1. Does the V (vertical mixed use combining district) designation require residential uses to be included in the development? I didn't see any reference to residential uses in the backup for this case.

2. If GR-V zoning is recommended by ZAP and approved by Council, would this development be required to provide on-site income-restricted housing or pay a fee-in-lieu for affordable housing?

3. The proposed new LDC zoning map shows this property is recommended for MU3 zoning. If GR-V zoning is recommended by ZAP and approved by Council, would MU4 zoning be recommended for this property under the new LDC zoning?

**Answer:** Staff

1. No, the V designation does not require residential uses in the development. Frost National Bank requested the GR base zoning change and already has the V designation which will be carried forward. The City of Austin proactively added the V zoning to many properties along Far West Boulevard since it is a designated “Future Core Transit Corridor”.

2. No, including the V overlay does not require on-site income-restricted housing or the alternative of paying a fee-in-lieu for affordable housing. Instead, it creates an incentive such as waivers for site area (density limits), Floor to Area (FAR) ratio, building coverage and setback requirements as well as a 40% reduction in parking. In exchange the developer would be required to have a different use on the first floor than on the upper floors and must construct at least 75% of the principal street frontage in a manner to allow for future commercial uses.
3. If the developer of this property decided to take advantage of the V designation, (the incentives and waivers) and build residential rental units, the Zoning Ordinance that established the V overlay for this property determined that at least 10% of the rental units would have to be affordable at the 80% of Area Median Family Income (AMFI) level.

It has not been determined how or when the new GR-V in this case would be mapped if the new LDC is approved.

1. **Hill Country Roadway Site Plan (Revision):**

   **SPC-2017-0372C(R1) - Parke 27 Phase One (Revision One); District 6**

   **Location:** 7710 North FM 620 Road, Bull Creek / Lake Travis Watersheds
   **Owner/Applicant:** Parke Properties
   **Agent:** KBGE (Russel F. Tomer)
   **Request:** Approval of a Revision to a previously approved Hill Country Roadway Site Plan for 14 commercial buildings on 27.17 acres to a total of 17 commercial buildings with no change to impervious cover.

   **Staff Rec.:** **Recommended**
   **Staff:** Randall Rouda, 512-734-3338, Development Services Department

Question: Commissioner King

1. The "Summary Comments On Site Plan" section on page two of the backup for this case reflects that: "The revised project is comprised of 17 buildings...". The "Proposed Use" section on page one indicates that: "The applicant proposes to construct a commercial development consisting of a total of 18 buildings...". How many buildings will comprise the proposed development?

2. The "Request" section on page one indicates that "there would be no change in the amount of anticipated Impervious Cover." Can the development increase the amount of impervious cover above the approved limit of 64.5% without ZAP approval?

Answer: Staff

1) The correct figure is 18 total buildings.

2) Any increase to Impervious Cover would require either a Site Plan Correction for minor changes or a Site Plan Revision for more substantive alterations. Site Plan Corrections do not go back to the Commission, so they have the potential to increase Impervious Cover modestly without returning to the Commission for approval. I have requested additional information regarding the
precise dividing line between a Correction and a Revision and I will pass the answer along to you as soon as I get an answer.

Addition Response:

Corrections need to be minor in relation to the scale of the project to begin with (we’d approve larger changes as a correction to the Samsung campus site plan, than we would ever allow on a convenience store site plan). We can’t approve anything requiring a variances, we generally won’t allow a significant increase in the total LOC for the project, we don’t allow redesign/re-engineering of stormwater controls (so if the increase in IC exceeds the original design capacity for the ponds, that will disqualify you from the correction process). In the case of a HCRC site plan, we wouldn’t approve a correction that reduces the roadway vegetative buffer or significantly reduces the area designated as “natural area” on the plans, we also won’t approve changes that move buildings around on a hill country site plan (although moving buildings around is not necessarily an issue with non HCRC site plans, as long as we determine that the changes do not significantly impact adjoining property owners.).

6. Plat Vacation:  

C8-2016-0109.3A (VAC) - Partial Vacation of Pioneer Crossing, Section 17; District 1  

Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP  
Agent: Walter Hoysa (LJA Engineering, Inc.)  
Request: Approval of the vacation of Lot 101, Block EE of Pioneer Crossing, Section 17.  
Staff Rec.: Recommended  
Staff: Steve Hopkins, 512-974-3175

Question: Commissioner King

Answer: Staff

The amenity lot will be lot 7, block MM in Section 16 (C8-2017-0267.0A). It is on the other side (east) of sprinkle cut off road. That vacation & replat was approved in 2018. I have attached the associated backup, and a map showing the proximity of the two replats.

See attachment, B-06 - Exhibit King Question
8. Site Plan: **SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2**

   **Location:** 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed
   **Owner/Applicant:** Phillip Boghosian
   **Agent:** Jeff Howard
   **Request:** Request to vary LDC 25-8-261 to allow development in a critical water quality zone
   **Staff Rec.:** Not Recommended
   **Staff:** Jonathan Garner, 512-974-1665
   Development Services Department

   **Question:** Commissioner Aguirre

   1. Please provide a breakdown of new wastewater lines (since 2013) that are located in creeks and CWQZs. Please provide a list of their locations and a map indicating where these are located.

   2. Considering the Bull Creek sewage leakage incident, which was reported this past Sunday (Dec. 1, 2019), what can go wrong when placing interceptors along creeks and within CWQZs? Environmentally? Public Health?

   3. How many sewage leakage incidents have occurred in the past? What has been the cost to the city's taxpayers to clean up after such incidents have occurred.

   4. McKinney Falls State Park is located not far downstream of this location. Who will pay the cost of cleaning up a sewage leakage in a State park?

   **Answer:** Pending
SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0267.0A  
**ZAP DATE:** March 20, 2018

**SUBDIVISION NAME:** Replat of Block MM of Pioneer Crossing East, Section 16

**AREA:** 3.164 acres

**APPLICANT:** Continental homes of Texas, LP

**LOTS:** 8

**AGENT:** LJA Engineering, Inc (Walter Hoysa)

**ADDRESS OF SUBDIVISION:** Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road

**GRIDS:** MN30

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** PUD

**DISTRICT:** 1

**LAND USE:** Residential

**SIDEWALKS:** Sidewalks will be constructed along Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road.

**DEPARTMENT COMMENTS:** This request is for the replat of Block MM of Pioneer Crossing East, Section 16. The plat is comprised of six residential lots, one amenity lot and one drainage lot on 3.164 acres. The proposed lots comply with PUD requirements for use, lot width and lot size. Case #C8-2016-0109.5A (VAC) is the associated plat vacation.

This replat and associated vacation is the first step in the applicant’s overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- **Section 16, Block MM is currently comprised of 12 residential lots and 1 drainage lot. It will be vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot.**

- **Section 17, Block EE, Lot 1 is currently comprised of 1 amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage lot. The vacation (C8-2016-0109.3A VAC) and replat (C8-2017-0268.0A) applications are being reviewed and will be scheduled for a hearing after the review is complete.**

**STAFF RECOMMENDATION:** The plat meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins  
**PHONE:** 512-974-3175

**E-mail:** steve.hopkins@austintexas.gov
LOCATION MAP
PIONEER CROSSING EAST
PHASE 16
SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0109.5A (VAC)  
ZAP DATE: March 20, 2018

APPLICATION NAME: Vacation of Block MM of Pioneer Crossing East, Section 16.

AREA: 3.164 acres  
LOTS: 13 lots will be vacated

APPLICANT: Continental homes of Texas, LP  
AGENT: LJA Engineering, Inc (Walter Hoysa)

ADDRESS OF SUBDIVISION: Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road

GRIDS: MN30  
COUNTY: Travis

WATERSHED: Walnut Creek  
JURISDICTION: Full Purpose

EXISTING ZONING: PUD  
LAND USE: Residential

DISTRICT: 1

DEPARTMENT COMMENTS: This request is for the vacation of Block MM of Pioneer Crossing East, Section 16, including the Blazeby Cove right-of-way. This plat vacation will remove 12 residential lots, a drainage lot and the Blazeby Cove cul-de-sac from the plat. The vacated land will be replatted in a new configuration, comprised of 6 residential lots, a drainage lot, and the amenity lot. Case #C8-2017-0267.0A is the associated replat application.

This plat vacation and associated replat is the first step in the applicant’s overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- Section 16, Block MM is currently comprised of 12 residential lots and 1 drainage lot. It will be vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot.
- Section 17, Block EE, Lot 1 is currently comprised of 1 amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage lot. The vacation (C8-2016-0109.3A VAC) and replat (C8-2017-0268.0A) applications are being reviewed and will be scheduled for a hearing after the review is complete.

STAFF RECOMMENDATION: The staff recommends approval of the plat vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins  
PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov
Area to be vacated
PARTIAL VACATION OF PIONEER CROSSING EAST SECTION 16

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Continental Homes of Texas, L.P., owners of that certain tract described as Tract 1 (15.19 acres) recorded in Document Number 2016128109 of the Official Public Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated PIONEER CROSSING EAST SECTION 16, the plat of which is recorded in Document Number 201700051 of the Official Public Records of Travis County, Texas, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<table>
<thead>
<tr>
<th>LOT</th>
<th>OWNER</th>
</tr>
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<tbody>
<tr>
<td>Lot 1, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
</tr>
<tr>
<td>Lot 2, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
</tr>
<tr>
<td>Lot 3, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
</tr>
<tr>
<td>Lot 4, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 5, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<td>Lot 6, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 7, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 8, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 9, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 10, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 11, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
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<tr>
<td>Lot 12, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
</tr>
<tr>
<td>Lot 13, Block MM</td>
<td>Continental Homes of Texas, L.P.</td>
</tr>
<tr>
<td>Blazeby Cove Right-of-Way</td>
<td>Continental Homes of Texas, L.P.</td>
</tr>
</tbody>
</table>

WHEREAS, Continental Homes of Texas, L.P., who collectively constitute the owners of all original, intact lots in Pioneer Crossing East Section 16 are desirous of partially vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lots 1 through 13, Block MM.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Continental Homes of Texas, L.P. for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1 through 13, Block MM only. Said subdivision shall, however, remain in full force and effect as to all other lots in Pioneer Crossing East Section 16.

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EXECUTED THE DAYS HEREAFTER NOTED.

Date: _____________ _____, 20____

Continental Homes of Texas, L.P.,
a Texas limited partnership

By: CHTEX of Texas, Inc.,
a Delaware Corporation,
its Sole General Partner

By: 
Name: Ian Cude
Title: Assistant Secretary

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned notary, on this day personally appeared Ian Cude, Assistant Secretary of CHTEX OF TEXAS, INC., a Delaware corporation, Sole General Partner of CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person’s official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on October 30, 2017.

RACHEL BARING
Notary Public, State of Texas
Comm. Expires 06/26/2021
Notary ID 13115786-1

Printed Name: Rachel Baring
Notary Public in and for the State of Texas
My commission expires: 06-26-2021
APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the ____ day of ________________, 20___, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as PIONEER CROSSING EAST SECTION 16, as recorded in Document No. 201700051, Official Public Records of Travis County, Texas, upon application therefore by all of the owners of Lots 1 through 13, Block MM and Blazeby Cove right-of-way in said subdivision.

EXECUTED, this ____ day of ________________, 20_____.

Jolene Kiolbassa
Chair
Zoning and Platting Commission
City of Austin
Travis County, Texas

ATTEST:

Steve Hopkins
Senior Planner
City of Austin
Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jolen Kiolbassa, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Zoning and Platting Commission of the City of Austin, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ________________, 20_____.

__________________________
Printed Name: __________________
Notary Public in and for the State of Texas
My commission expires: ____________
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