

ZONING AND PLATTING COMMISSION SUMMARY SHEET

ZONING CASE: C14-2018-0079 (11713 Jollyville Road)

REQUEST:

C14-2018-0079 – 11713 Jollyville Road - District 10 - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 11713 Jollyville Road (Walnut Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning to community commercial-mixed use combining (GR-MU) district zoning. Staff Recommendation: To grant general office-mixed use-conditional overlay combining (GO-MU-CO) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-mixed use-conditional overlay combining (GR-MU-CO) district for Tract 1 and limited office-mixed use-conditional overlay combining (LO-MU-CO) district zoning for Tract 2. Owner/Applicant: Asian American Cultural Center, LLC (Amy Wong Mok). Agent: Armbrust and Brown, PLLC (Michael Whellan). City Staff: Sherri Sirwaitis, 512-974-3057.

DISTRICT: 10

DATE: November 20, 2018

ZONING AND PLATTING COMMISSION ACTION:

Motion to approve GR-MU-CO zoning for an area measured from the southern property line along Jollyville Road approximately 200 feet to the north, now designated as Tract 1. For Tract 1: 1) Limit this area to the LO district site development standards, 2) permit only the following GR district uses: Food Preparation, Food Sales, Indoor Entertainment, Personal Improvement Services, Restaurant (General) and Cultural Services, 3) limit this area to all other LO district permitted uses, 4) restrict the Restaurant (General) use to a maximum of 3,000 sq. ft. in size, and 5) make Outdoor Entertainment and make Outdoor Sports and Recreation conditional uses. The remainder of the property to the north will be designated as Tract 2 and is recommended for LO-MU-CO zoning. A conditional overlay for entire property (Tracts 1 and 2) will prohibit access to the residential street, Rain Forest Cove, to the north.

VOTE: (7-1, Commissioner D. King-No; Commissioners D. Breithaupt, J. Kiolbassa and A. Tatkow-absent); B. Greenberg-1st. S. Lavani-2nd.