

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 6, 2017**

**CASE #Z17-05  
R-1, R-3 AND B-5 TO PUD W/R-3A**

**B. HOLD a public hearing and consider a request submitted by Franklin Harris, L.L.C. to rezone 8.5 acres out of the W. H. Cole Survey, Abstract No. 150, from “R-1” (Single-Family Residential District), “R-3” (Multifamily Residential District) and “B-5” (Business District) to Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District). The property is located south of E. Central Texas Expressway, east of O.W. Curry Drive and west of Cunningham Road.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this request is for a project named *Payton Senior Housing*. The project site is located on an undeveloped tract of land, south of E. Central Texas Expressway, east of O.W. Curry Drive and west of Cunningham Road. The developer for the project is proposing to construct a 92 dwelling unit project with three (3) apartment buildings, one common building, a pool and 161 parking spaces. The proposed building heights are as follows:

Building 1: 20’  
Building 2: 32’ 6”  
Building 3: 13’ 2”  
Building 4: 32’ 6”

It shall be noted that the applicant’s plan is to construct Building 3 as a one story building since it is located adjacent to an existing single-family neighborhood.

The staff notified twenty-nine (29) surrounding property owners regarding this request. Staff has received no responses.

Staff recommends approval of the applicant’s PUD request subject to adherence with the submitted site plan and a maximum impervious area calculation of no more than 47%. This development is not dense site as the acreage allows a total of 148 units under the City’s density ratio and the PUD concept plan is sensitive to the surrounding single-family residential neighborhood. These factors combined with the City’s architectural design, landscaping and screening requirements will yield an attractive development. If approved, the applicant shall meet all applicable city requirements for drainage.

Ms. Megan Lasch, 421 W. 3<sup>rd</sup> Street, Austin, Texas, was present to represent this request.

Chairman Frederick opened the public hearing. With no one requesting to speak, the public hearing was closed.

Vice Chair Dorroh motioned to recommend approval of the request. Commissioner Harkin seconded the motion. The motion passed unanimously.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.