

March 12, 2019 Planning Commission Agenda Question and Answer Report

- 13. Rezoning:** [C14-2019-0002 - Avenue G Duplexes; District 4](#)  
Location: 5303 Avenue G, Waller Creek Watershed; North Loop NP Area  
Owner/Applicant: 5303 Avenue G Five Star LLC  
Agent: Luis Carillo  
Request: From LR-CO-NP to LR-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574,  
Planning and Zoning Department

**Question: Commissioner McGraw**

Why does staff not recommend MF2 zoning since it is intended to be residential? Is there a reason to keep the commercial tag?

I think we would call the existing single family use non-conforming not non-complying.

**Answer: Staff**

The request was to add an –MU to the existing LR-CO-NP. Although the desired use is residential, the neighborhood plan (FLUM) labels the property as mixed use, and similarly situated properties along E 53rd Street, (approximately 100 ft on either side) are zoned as commercial. Zoning this one as MF-2 would depart from that pattern.

- 17. Final Plat:** [C8-2018-0029.0A - AISD 51st Street; District 1](#)  
Location: 4800 East 51st Street, Fort Branch Watershed; Pecan Springs-Springdale NP Area  
Owner/Applicant: AISD  
Agent: LJA Engineering (Joseph Sandoval)  
Request: Approval of a variance to section 25-4-151 to not extend streets. This item is for variance only.  
Staff Rec.: **Recommended**  
Staff: [Natalia Rodriguez](#), 512-974-3099,  
Development Services Department

**Question: Commissioner Thompson**

Can you please explain what connecting internal streets means?

And will these connections be gated?

**Answer: Staff**

“Connecting internal streets” means the applicant is required to provide street connections to the existing ROW/street stub outs (from the east). Meaning they need to provide a connection to the existing streets.

The streets and sidewalks provided at the site plan phase will not be gated. Part of the recommended variance approval requires a public access easement over the proposed drive aisles and sidewalks; therefore, gates are prohibited across the public easement. This will allow the proposed drive aisles to function as public ROW and allow connections between the adjacent neighborhood.

**Question: Commissioner McGraw**

Am I understanding this correctly that even if we grant a waiver to connecting these streets that they will connect to private streets within the development?

If this is right then can the developers gate this community to keep people out?

**Answer: Staff**

See response to Commissioner Thompson.