

ZAP May 7, 2019 Question and Answer Report

1. **Rezoning:** [C14-2019-0044.SH - FC North Lamar; District 7](#)
Location: 11704 and 11706 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Mau Tran
Agent: Civiltude, LLC (Eyad Kasemi)
Request: GR-CO, LO to GR-MU-CO for Tract 1, and LO to LO-MU for Tract 2
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner Denkler

Is this a foundation for communities project?

What guarantee does the City have we that the project will be completed as Smart Housing? How has the city committed to the project?

When does the city require ROW dedication as part of zoning and when does it require it as part of subdivision?

Answer: Staff

Yes, this is a Foundation Communities project. The letter from NHCD concerning the Smart Housing certification is included as Exhibit D in the backup.

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<http://www.austintexas.gov/edims/document.cfm?id=318813>

The DSD Transportation staff always asks for ROW dedication at the zoning stage first. In this case, the property has already been subdivided. The applicant can request that the staff to consider deferring the ROW requirement to the site plan phase of development.