

June 1, 2021 Zoning and Platting Commission Q & A Report

B1:

Commissioner Denkler:

Is this item sufficiently posted correctly given it's both a rezoning and a change to a public rc. Please have legal respond.

Staff Response:

The applicant is not requesting an amendment to the public RC for this property. This is a rezoning application to change the conditions in the existing conditional overlay. The applicant has asked for a postponement to the June 15, 2021 meeting to provide results from an associated TIA.

B2:

Commissioner Denkler:

How many healthy Heritage Trees are on site? Will any of them require Environmental Commission approval for removal? (30" or more in diameter.)

Staff Response:

There are three healthy Heritage trees onsite (an Elm, a Live Oak, and a Pecan). All Heritage trees will be preserved on the Property.

B4:

Commissioner King:

1. Will any single family homes be demolished for this development?
2. Will any families be displaced by this development?
3. Will compatibility standards apply to the existing single family home located at 3218 Bessie Ave.
4. Have all families on Eva St. and Bessie Ave. been notified about this development? Have any of these families provided comments or concerns regarding this development?

Applicant Response:

1. No – the site is undeveloped.
2. No – the site is undeveloped.
3. Compatibility standards apply to the site.
4. All owners have been notified by the City of Austin. To date, we have received no inquiries and to my knowledge neither has the City. I have also been working through Patricia King and she had some discussions with residents in the area as well. Again, no comments or concerns have been received.

B7:

Commissioner Denkler:

I do not see anything in the backup or online that indicates the neighborhood has requested a postponement. How long is the neighborhood's postponement request for? Is there adequate time to post this ZAP's website?

If there is not a postponement request, can we get the following information?

Please ask TxDOT if they would allow access from the site to IH-35. If they won't, which residential street will access be taken from? Will a neighborhood traffic impact analysis be required? Please provide more info on the water/wastewater capacity issue. Will the applicant have to fully pay for all necessary improvements to the system? Does the applicant intend to donate land for the gap in the Walnut Green greenbelt to satisfy parkland requirements?