

April 16, 2019 Zoning and Platting Commission Question and Answer Report

- 5. Rezoning:** [C14-2019-0044.SH - FC North Lamar; District 7](#)
Location: 11706 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Mau Tran
Agent: Civiltude, LLC (Eyad Kasemi)
Request: GR-CO 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 King

1. As I understand the SMART housing letter attached to the backup, all of the housing units will be affordable to families earning at or below 50% median family income (MFI) for 5 years after which they will go to market rate pricing. Is this correct?
2. If Foundation Communities builds and manages all of the housing units on this site, will the 50% or below MFI affordability period be extended beyond 5 years?
3. What is the total estimated amount of fee waivers associated with the SMART housing for this project?
4. If staff recommendation for this case is approved by ZAP and Council and the property owner decides not to participate in the SMART housing program, how many housing units would the property be entitled to build?
5. Would the applicant/owner be willing to include bail bond and alternative financial services on the list of prohibited uses for Tract 1?
6. As I understand, adult oriented businesses are not allowed in LO-MU and GR-MU zoning districts. Is this correct?

Answer: Staff

The staff will be requesting a postponement of this item tomorrow to the May 7, 2019 meeting as the applicant just provided new information concerning the GR-MU (Tract 1) request area. In addition, the applicant is discussing the ROW dedication requirement with the DSD and ATD Transportation review.

I will forward your questions to the applicant so that he provide responses for the May 7th ZAP Commission meeting.

6. **Zoning:** [C14-2019-0035 - Lakeline Mixed Use; District 6](#)
Location: 9500 North Lake Creek Parkway, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds
Owner/Applicant: State of Texas (Kyle Madsen)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR to MF-4 for Tract 1 and CS-MU for Tract 2
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Given that the State of Texas owns this property and state law prohibits the city from requiring traffic mitigation for development in this area, will the State provide any funding for traffic mitigation that may be required to mitigate the impact from traffic associated with development of this site?
2. Will the proposed commercial and multifamily development provide connectivity to trails, sidewalks, and public transit including park and ride facilities and bus stops?
3. Will public open green space and parkland dedication be required for the development?
4. Are there any sensitive environmental areas, creeks, springs, steep slopes, or heritage trees on this site?
5. Were MF-3 or MF-5 zoning considered for Tract 2? Is so, why were they not recommended?

Answer: Staff

I will forward your questions to the agent for this case for their response.