

July 2, 2019 Zoning and Platting Commission Agenda Q & A Report

2. **Rezoning:** [C14-2019-0068 - SH 45 North Tract; District 6](#)
Location: 14310-15700 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Ivalene Pearson Banks
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: LI, DR, GR-CO to GR-MU
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Please provide the conditional overlay for the tract that is currently zoned GR-CO?
2. Has the tract currently zoned LI ever been developed with any light industry uses?
3. Has the tract zoned LI been inspected by city staff or a third party entity to determine if any harmful materials might exist onsite?

Answer: Staff

1. The conditional overlay for the GR-CO property was a 2,000 vehicle trip per day limitation. Below is the link to the ordinance:
<http://www.austintexas.gov/edims/document.cfm?id=322824>
2. History for this property is listed in the zoning case report under “Area Case Histories” and under “Related Cases”. See pages 3 – 6 of the Staff Report.
<http://www.austintexas.gov/edims/document.cfm?id=322674>
3. The LI zoned tract is undeveloped and is part of the Pearson Ranch property. To my knowledge, the property has not been inspected as it has remained undeveloped as ranchland.