

Question and Answer Report
Zoning and Platting Meeting May 5, 2020

3. Rezoning: [C14-2020-0012 - Plaza Volente Residential; District 6](#)

Question: Commissioner Aguirre

I noted in the citizen comments, some are asking for information on the ZAP meeting so they can share their concerns. How were they notified and provided information of the meeting and of the rule changes to sign up to speak during this meeting specific to this case?

In regards to this case, there is an indication that this was reviewed by the fire department. Please provide a copy of the review. Because this is a flag lot, I am concerned about there being only one point of ingress/egress to the proposed apartment units.

Also, was there an Environmental Resource Inventory done? If so, please provide it.

Response: Staff / Agent

Staff:

I responded to each person who sent me comments on the zoning cases on this agenda with the following information:

Hi Mr./Ms. __,

I have asked the Commission Liaison to add your comments to the backup material for this case.

Information concerning the Zoning and Platting meetings can be found at:

<http://www.austintexas.gov/content/zoning-and-platting-commission>

The Commission Liaison has provided information on how to sign up to speak at the public hearing next Tuesday (please see attached).

If you have additional questions, please let me know.

Thank you,

Sherri Sirwaitis

City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

Here is the review by AFD for this rezoning request that was included in the zoning case report (please see attached):

Project Name: Plaza Volente Residential
Address: 11411 N FM 620 RD
File Number: C14-2020-0012

NPZ Fire Review - Yvonne Espinoza (512) 974-0185

AFD did not review the site for adequate fire department access or available water and hydrants.

AFD cannot search for hazards in areas that are out of the Austin Full Purpose or Limited Purpose area.

2/19/20, Update "O"- APPROVED WITH COMMENTS

The Fire Department will review access issues for the property during Subdivision and Site Plan Review.

The applicant has not provided an Environmental Resource Inventory with the rezoning application. I will ask the agent if they have this information at this time, or if it will be provided during the Site Plan Review process for the property.

See attachment, Exhibit B-03 A

9.541-ACRE 11411 AND 11409 N FM620 ROAD TRACT CRITICAL ENVIRONMENTAL FEATURE MEMO

TRAVIS COUNTY, TEXAS

Date: December 9, 2019

Project: 9.541-acre 11411 and 11409 N FM 620 Road Tract

To: CWS Capital Partners | Jarrett Sullivan

From: aci Group, LLC - TBPB License No. 50260 | Mark Adams

Subject: **Critical Environmental Feature (CEF) Memo**

Mr. Sullivan,

The City of Austin considered Critical Environmental Features (CEFs) as “features that are of critical importance to the protection of environmental resources and include bluff, springs, canyon rimrocks, caves, sinkholes, and wetlands.” **aci consulting** has preformed a CEF survey on the 9.541-acre 11411 and 11409 N FM 620 Road Tract in accordance with Section 25-8-121 of the City of Austin Land Development Code (LCD).

Site reconnaissance investigations were conducted by Luke Rome, P.G. and Kara Posso, G.I.T. of **aci consulting** on November 20, 2019. The field investigation identified three features related to karst geology. After thorough evaluation, these three features were determined to be non-sensitive regarding the potential to serve as a source of point recharge. There were no CEFs identified within the limits of the subject area. Included in this memorandum are the photographs, descriptions, and recommended buffers (when applicable) for each of the features. A map of the site and findings are displayed in **Figure 1**.

KJ-01

GPS: N. 30.450567 W. -97.824118

KJ-01 is solution-cavity within epikarst limestone. The feature consists of two connected apertures that appear to have been enhanced by animal burrowing. The first aperture is 1.5 feet in diameter and 3 feet deep. The second larger aperture is approximately 3 feet by 2 feet and extends downwards 3 feet as well. The infill materials consist of roots from a nearby persimmon as well as moderately compacted organic and clay rich soils, spines from ashe juniper, and loose leaf litter. The feature is located along a gentle hillside and has a catchment area less than 1.6 acres. Consistent with the rest of the site, the immediate area around the feature consisted of large limestone boulders and slabs suspended in soils that were detached from the underlying bedrock, as epikarst generally is in this area. Due to the lack of subsurface connection to bedrock and a direct pathway or conduit for point recharge, the feature is not considered a Critical Environmental Feature as defined by the City of Austin and does not warrant protective buffering.



View of KJ-01

KJ-02

GPS: N. 30.450516 W. -97.824246

KJ-02 is an epikarst feature with limited subsurface development influenced by root heave (ashe juniper). The opening of the feature exists along the edge of a one-foot thick limestone slab that extends 10 feet along a trend of 120°. The opening and edges of the feature were lightly excavated by hand to investigate the origin of the feature. As a result of the light excavation the feature was determined to be a product of root heave where several large roots of an ashe juniper uplifted the limestone slab. Infill material below the slab consisted of loose leaf litter, moderately compacted soils rich in clay, and organic matter. As the feature lacked a subsurface connection to bedrock and a direct pathway or conduit for point recharge, it is not considered a Critical Environmental Feature as defined by the City of Austin and does not warrant protective buffering.



View of KJ-02

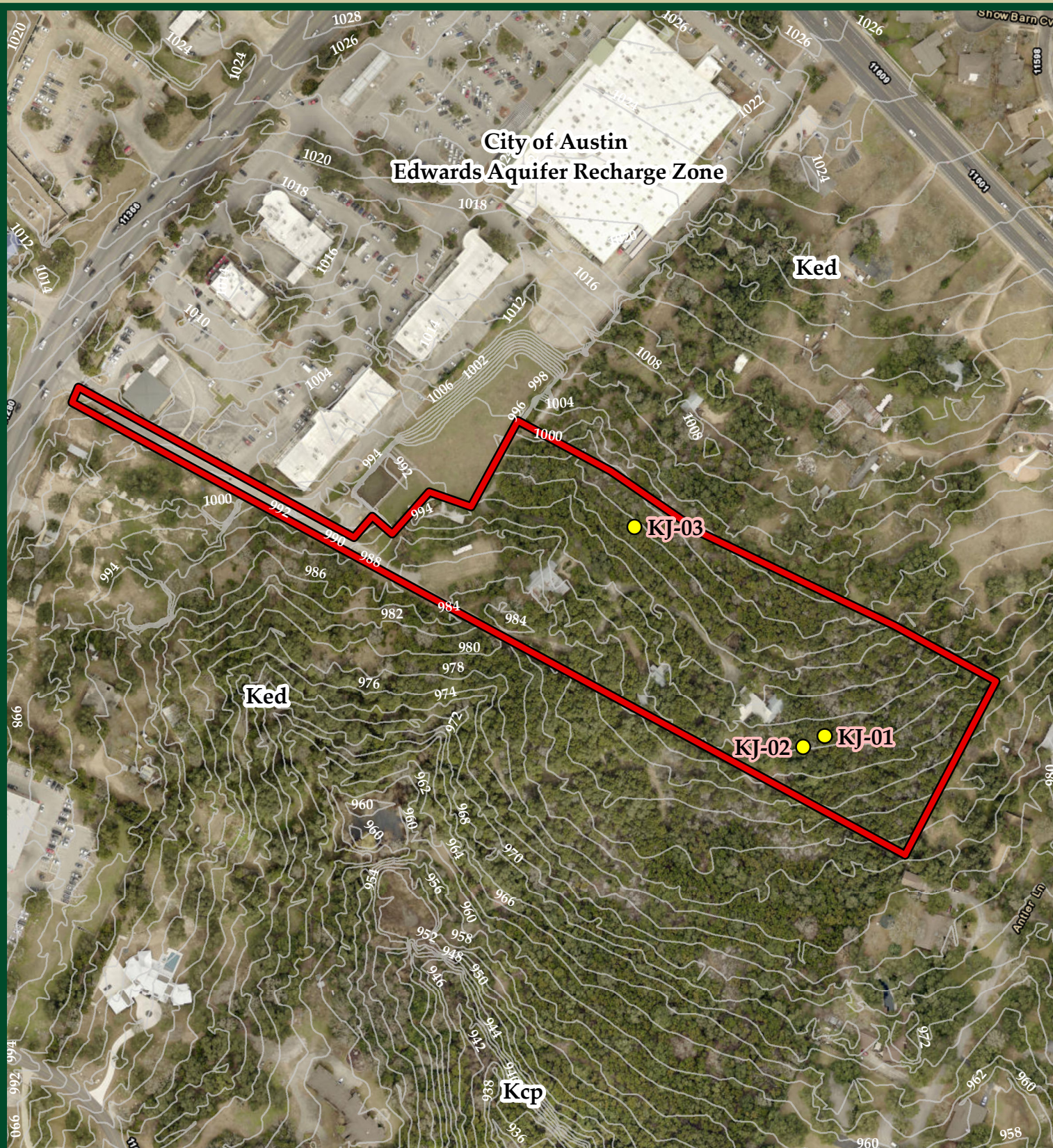
KJ-03

GPS: N. 30.451667 W. -97.825218

KJ-03 is a solution cavity in epikarst limestone with limited subsurface development. The dimensions of the feature are 2 feet by 1 foot by 3 feet deep. The infill materials consist of loose leaf litter, dark soils rich in clay, and organic material. The feature is located along a hillside and has small catchment area that is less than 1.6 acres. Due to the lack of subsurface connection to bedrock and a direct pathway or conduit for point recharge, it is not considered a Critical Environmental Feature as defined by the City of Austin and does not warrant protective buffering.



View of KJ-03



This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



250 125 0 250
Feet
1:3,000 1 inch = 250 feet



Subject Area



Features (Non-CEF)

