

Steve Killen

From: Steve Killen
Sent: Wednesday, August 18, 2021 11:05 AM
To: Steve Killen
Subject: FW: Planning and Zoning: Applicants Reese Flanagan/ Troy Kunkel

Steve Killen

Director
Development Services



P: (254) 918-1222 | **C:** (214) 677-8352
E: skillen@stephenvilletx.gov



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From: Steve Killen
Sent: Tuesday, August 17, 2021 8:29 AM
To: 'Dee Averitt' <daveritt@hotmail.com>
Subject: RE: Planning and Zoning: Applicants Reese Flanagan/ Troy Kunkel

Good morning,

Received.

I will provide this letter to the Commission Chair.

Thank you.

Steve Killen

Director
Development Services



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From: Dee Averitt <daveritt@hotmail.com>
Sent: Monday, August 16, 2021 6:14 PM
To: Steve Killen <SKillen@stephenvilletx.gov>
Subject: Planning and Zoning: Applicants Reese Flanagan/ Troy Kunkel

Attention: Steve Killen

Please find attached the following questions and concerns preceding the scheduled rezoning meeting on August 18, 2021.

The letter from your office has indicated the applicant(s) will present a "conceptual plan" at this meeting. We will address any additional concerns after this presentation.

Please confirm your personal receipt of this email prior to the meeting and before 3:00pm CST on August 18, 2021.

We reserve the opportunity to address other objections to this project in person at this scheduled meeting.

Thank you in advance for your consideration.

Questions and concerns.

1. What is the potential for these new developments to become **Section 8/government** subsidized housing?
2. Will these zoning changes include permits for multilevel apartments over 2 stories?
3. What limitations are there for multiple story townhomes?
4. Can you provide a copy of the developer's permits?
5. Will the developer be providing a stormwater pollution plan and associated best practices?
6. What will the exact hours for demolition and construction for this and neighboring projects?
7. Who do we contact if we have concerns during construction?
8. Will the developer have a publicly available health and safety plan that addresses noise abatement, dust control, airborne asbestos and other particulates etc?
9. What are the dimensions, sizes and fencing products to be built on adjacent property
10. (811 West Washington)?
11. Are the proposed townhomes for sale or lease?
12. Will there be a property management company for leasing and tenant responses?
13. Will there be a traffic survey conducted on Washington street?
14. Will roads be expanded to accommodate increases?
15. Does this rezoning allow for retail strip mall shops to be constructed instead of townhomes?
16. Where will the access roadway be for townhome tenants? From Washington street?
17. Will townhome construction include garages? carports? (for tenants.)
18. Will townhome facilities include a pool, hot tub, volleyball, or basketball courts?
19. Will the proposed townhomes include any common area gyms, meeting spaces or community centers?

Dee Averitt
Chief Operating Officer
Designing Consulting
214.212.4595