



## Zoning & Platting Commission

**June 19, 2018 at 6:00 P.M.**

City Hall- Council Chambers

301 W. 2<sup>nd</sup> Street

Austin, TX 78701

## **AGENDA**

Ana Aguirre – Secretary

Dustin Breithaupt

Ann Denkler

Jim Duncan – Vice-Chair

Bruce Evans

Yvette Flores

Betsy Greenberg – Parliamentarian

David King

Jolene Kiolbassa – Chair

Sunil Lavani

Abigail Tatkov

### **EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

### **A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **B. APPROVAL OF MINUTES**

1. Approval of minutes from meeting June 5, 2018.

## C. PUBLIC HEARINGS

- 1. Site Plan - Hill Country Roadway:** [SPC-2017-0462D - Holdsworth Center Infrastructure; District 10](#)  
Location: 4907 FM 2222 Road, Lake Austin Watershed  
Owner/Applicant: Holdsworth Center for Excellence in Education Leadership, LLP  
Agent: Stantec (Allison R. Lehman)  
Request: Approval to construct infrastructure in Low Intensity Hill Country Roadway Overlay, RM 2222  
Staff Rec.: **Recommended**  
Staff: [Jonathan Davila](#), 512-974-2414  
Development Services Department
- 2. Site Plan - CUP (Amenity Center):** [SPC-2017-0282C - Reserve at Mckinney Falls Amenity Center, District 2](#)  
Location: 6717 Janes Ranch Road, Onion Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP  
Agent: Pape-Dawson Engineers  
Request: Approval of CUP for an Amenity Center in SF-2 zoning  
Staff Rec.: **Recommended**  
Staff: [Jonathan Davila](#), 512-974-2414  
Development Services Department
- 3. Final Plat - Resubdivision:** [C8-2017-0067.0A - GM - Parmer Business Park; District 7](#)  
Location: 201 West Howard Lane, Walnut Creek Watershed  
Owner/Applicant: General Motors / Al Marco  
Agent: Stantec (Jonah Mankovsky)  
Request: Approval of the resubdivision of 4 lots into 5 lots  
Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department
- 4. Resubdivision:** [C8-2017-0058.0A - Triple R Ranchettes](#)  
Location: 1250 & 1420 South Turnersville Road, Plum Creek Watershed  
Owner/Applicant: Victoriano Jr, Imelda & Lawrence Canales, and Pablo & Claudia Hernandez  
Agent: Landmark Surveying (Eleuterio Leos)  
Request: Approval of the Resubdivision of Lot 15, Triple R Ranchettes, comprised of four lots on 12.3 acres.  
Staff Rec.: **Applicant postponement request to July 3, 2018**  
Staff: [Steve Hopkins](#), 974-3175  
Development Services Department

5. **Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)  
 Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed  
 Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: PUD to PUD, to change conditions of zoning  
 Staff Rec.: **Request for indefinite postponement by the Staff**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0004 - Braker Office/Condo Park; District 1](#)  
 Location: 1308 East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)  
 Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)  
 Request: MF-4 to GO-MU  
 Staff Rec.: **Pending; Staff postponement request to July 17, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0044 - First Citizens Bank; District 10](#)  
 Location: 4101 Marathon Boulevard, Waller Creek Watershed  
 Owner/Applicant: First Citizens Bank (Elizabeth Kolepp-Mayer)  
 Agent: Kimley Horn and Associates (Joel Wixson)  
 Request: LO to CS  
 Staff Rec.: **Recommendation of LR; Staff postponement request to July 17, 2018**  
 Staff: [Scott Grantham](#), 512-974-3574,  
 Planning and Zoning Department
8. **Final Plat with Preliminary:** [C8J-2018-0078.2A - Preserve at Oak Hill](#)  
 Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: John Kuhn  
 Agent: Jamison Civil Engineering (Stephen R. Jamison, P.E.)  
 Request: Approval of the Preserve at Oak Hill composed of 18 lots on 32.89 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
9. **Final Plat with Preliminary:** [C8J-2015-0134.4A - Preston Park Section 3](#)  
 Location: 16558-1/2 Bratton Lane, Gilleland Creek Watershed  
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Preston Park Section 3 composed of 18 lots on 3.99 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 10. Final Plat - [C8-2018-0085.0A - QuikTrip No. 4129; District 7](#)**  
**Resubdivision:**  
Location: 12213 Tech Ridge Boulevard, Walnut Creek Watershed  
Owner/Applicant: QuikTrip Corporation (Robert Costello)  
Agent: KBGE (Seth Bonner)  
Request: Approval of QuikTrip No. 4129 composed of 3 lots on 21.72 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. ITEMS FROM THE COMMISSION**

- 1. CodeNEXT**  
Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling.  
Co-sponsors: Chair Kiolbassa; Vice-Chair Duncan
  
- 2. [Austin Land Development Code](#)**  
Discussion and possible action concerning the top 10 problems with the current code and its administration. Co-Sponsors: Commissioner Greenberg; Commissioner Aguirre

#### **E. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

#### **F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

#### **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Wendy Rhoades, 512-974-7719

**SPEAKER TESTIMONY TIME ALLOCATION**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

**2018 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

January 2, 2018	July 3, 2018
January 16, 2018	July 17, 2018
February 6, 2018	August 7, 2018
February 20, 2018	August 21, 2018
March 6, 2018	September 4, 2018
March 20, 2018	September 18, 2018
April 3, 2018	October 2, 2018
April 17, 2018	October 16, 2018
May 1, 2018	November 6, 2018
May 15, 2018	December 4, 2018
June 5, 2018	December 18, 2018
June 19, 2018	