



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, April 2, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, April 2, 2019 at Austin City Hall, Council Chambers  
[301 W. Second Street, Austin, TX](#)

## **REVISED**

[Ana Aguirre](#) – Secretary  
[Nadia Barrera-Ramirez](#)  
[Ann Denkler](#) – Interim Parliamentarian  
[Jim Duncan](#) – Vice-Chair  
[Bruce Evans](#)  
[David King](#)

[Jolene Kiolbassa](#) – Chair  
[Sunil Lavani](#)  
[Ellen Ray](#)  
[Abigail Tatkov](#)  
Vacancy (District 3)

### **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 March 19, 2019.

Facilitator: [Cesar Zavala](#), 512-974-3404  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## C. PUBLIC HEARINGS

- 1. Final Plat with Variance:** [C8-2018-0032.0A - West Courtyard Subdivision; District 10](#)

Location: 6910 West Courtyard Drive, West Bull Creek Watershed

Owner/Applicant: Richard & Durstyn Engel

Agent: Perales Engineering LC (Jerry Perales)

Request: Approve a Variance from LDC 25-8-301(A) prohibiting construction of a driveway on slopes greater than 15 percent; and a final plat of 2 lots on 3.267 acres.

Staff Rec.: **Not Recommended**

Staff: [Sylvia Limon](#), 512-974-2767  
[Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department
- 2. Final without a Preliminary:** [C8-2018-0045.0A - Wells Branch Corner Market; District 7](#)

Location: 501 Wells Branch Parkway, Harris Branch Watershed

Owner/Applicant: Sealy Heatherwild LP (Mark P. Sealy)

Agent: Jones-Carter (Joseph York)

Request: Approve a final plat of one lot on 2.060 acres.

Staff Rec.: **Recommended**

Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
- 3. Resubdivision:** [C8-2018-0008.0A - Resubdivision of Lot 2, Block E, Summit Oaks, Section 2; District 10](#)

Location: 11605 Bell Avenue, Walnut Creek / Bull Creek Watersheds

Owner/Applicant: Richard Covey / Derek V. Keith

Agent: Stature Homes (Derek V. Keith)

Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.59 acres.

Staff Rec.: **Recommended**

Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Site Plan - Compatibility Waiver:** [SP-2017-0456C - Harrisglenn Corner; District 7](#)  
Location: 13414 Harrisglenn Drive, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Ltd. / Beeman Strong and Co.  
Agent: Advanced Consulting Engineers  
Request: The applicant requests a waiver to reduce the compatibility setback from 25 feet to 5 feet.  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department
5. **Final Plat:** [C8-2017-0147.2A - Cantarra 1 North, Sections 6 & 7; District 1](#)  
Location: 13641 Cantarra Drive, Gilliland Creek Watershed  
Owner/Applicant: Continental Homes of Texas LP (Ian Cude)  
Agent: BGE Inc. (Chris Rawls)  
Request: Approval of the final plat of Cantarra 1 North, Sections 6 & 7, comprised of 151 lots on 27.54 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
6. **Rezoning:** [C14-2018-0126 - Pioneer Hill Apartments, District 1](#)  
Location: 1420 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: FC Morse, Jr. Exempt Family Trust, et. al. (Scott Morse)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LI-CO to MF-4, with conditions  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0124 - River Place; Districts 6 & 10](#)  
Location: Milky Way Drive, West Bull Creek Watershed  
Owner/Applicant: DR to SF-1-CO  
Agent: Milky Way Holdings GP, LLC (Garrett S. Martin)  
Request: McLean & Howard, LLP (Jeff Howard)  
Staff Rec.: **Recommendation of SF-1-CO, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3574  
Planning and Zoning Department

8. **Rezoning:** [\*\*C14-96-0007.01 - Samsung Austin Semiconductor PDA Amendment #1; District 1\*\*](#)  
Location: 12100 Samsung Boulevard, Harris Branch Watershed  
Owner/Applicant: Samsung Austin Semiconductor, LLC  
Agent: 2P Consultants, LLC (David Urban, PE)  
Request: LI-PDA to LI-PDA, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
9. **Zoning:** [\*\*C14-2019-0001 - 9328 1/2 Anderson Mill Road; District 6\*\*](#)  
Location: 9328-1/2 Anderson Mill Road, Lake Creek Watershed  
Owner/Applicant: Margaret Joseph  
Agent: 2P Consultants, LLC (Don J. Pool)  
Request: I-SF-2 to CS  
Staff Rec.: **Recommendation of GR, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
10. **Rezoning:** [\*\*C14-2019-0006 - Verizon Wireless-Mopac Parmer; District 7\*\*](#)  
Location: 3502-1/2 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: United Christian Church  
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)  
Request: LO-CO, RR to LO-CO, RR, to change and condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
11. **Rezoning:** [\*\*C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3; District 7\*\*](#)  
Location: 1210 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: 1212 Parmer LLC (Luis Montes, Manager)  
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)  
Request: PUD to PUD, to change a condition of zoning  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
12. **Final Plat With Preliminary:** [\*\*C8-2018-0181.1A - Cascades at Onion Creek West Phase 1 Final Plat; District 5\*\*](#)  
Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: (Craig Dunagan) & Onion Associates, LTD (Carolyn Beckett)  
Agent: LJA Engineering & Sureveying, Inc. (Jeremy Reyes)  
Request: Approval of the Cascades at Onion Creek West Phase 1 Final Plat composed of 5 lots on 88.22 acres  
Staff Rec.: **Disapproval**

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Chad Shaw](#), 512-974-2671

Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **D. NEW BUSINESS**

### **1. Presentation of 2020 Budget**

Discussion and possible action to provide recommendations regarding the 2020 Budget. Staff: Ed Van Eenoo, Budget Officer, Budge Office, 512- 974-2638

### **2. Austin Housing Blueprint Update**

Update on the Austin Housing Blueprint and possible action to provide feedback regarding the Austin Housing Blueprint Implementation Plan and other related matters. Staff: Erica Leak, Acting Assistant Director, 512-974-9375; Jonathan Tomko, Housing Policy and Planning Manager, 512 -974-1057, Neighborhood Housing & Community Development

## **E. ITEMS FROM THE COMMISSION**

### **1. Establish Working Group to Review Postponement Policy**

Discussion and possible action to establish a Working Group tasked to review the postponement policy and provide recommendations for adoption to the Zoning and Platting Commission Rules and Regulations. Co-Sponsors: Commissioners Evans and King

### **2. Establish Working Group regarding Affordable Housing**

Discussion and possible action to establish a Working Group tasked with proposing recommendations to the Zoning and Platting Commission related to affordable housing. Co-Sponsors: Chair Kiolbassa and Commissioners Aguirre

### **3. Establish Working Group regarding Atlas 14**

Discussion and possible action to establish a Working Group tasked with proposing recommendations to the Zoning and Platting Commission related to Atlas 14. Co-Sponsors: Chair Kiolbassa and Commissioners Aguirre

### **4. Austin Strategic Mobility Plan**

Discuss and consider adopting recommendations regarding the Austin Strategic Mobility Plan. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan, Commissioner Aguirre

### **5. Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

## **F. FUTURE AGENDA ITEMS**

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Chad Shaw](#), 512-974-2671

Commission Liaison: [Andrew Rivera](#), 512-974-6508

*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.*

## **G. ELECTION OF OFFICERS**

1. Nominate and elect a member to be recommended to the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee
2. Election of Zoning and Platting Commission Officers: Chair, Vice-Chair and Parliamentarian

## **H. COMMITTEE REPORTS**

### [Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez, Denkler)

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

### [Small Area Planning Joint Committee](#)

(Chair Kiolbassa and Commissioner King)

## **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: [Cesar Zavala](#), 512-974-3404

Attorney: [Chad Shaw](#), 512-974-2671

Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **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.

## **2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

<b>January 15, 2019</b>	<b>July 2, 2019</b>
<b>January 29, 2019</b>	<b>July 16, 2019</b>
<b>February 5, 2019</b>	<b>August 6, 2019</b>
<b>February 19, 2019</b>	<b>August 20, 2019</b>
<b>March 5, 2019</b>	<b>September 3, 2019</b>
<b>March 19, 2019</b>	<b>September 17, 2019</b>
<b>April 2, 2019</b>	<b>October 1, 2019</b>
<b>April 16, 2019</b>	<b>October 15, 2019</b>
<b>May 7, 2019</b>	<b>November 5, 2019</b>
<b>May 21, 2019</b>	<b>November 19, 2019</b>
<b>June 4, 2019</b>	<b>December 3, 2019</b>
<b>June 18, 2019</b>	<b>December 17, 2019</b>