



REVISED

ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 7, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, May 7, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

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

[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)
[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 April 16, 2019.

Facilitator: [Anaiah Johnson](#), 512-974-2932
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

1. Mobile Home Rezonings

Discuss and consider rezoning the properties listed below to mobile home residence (MH) district zoning:

	Case	Address	Current Zoning	Staff , Planning and Zoning Department
a.	<u>C14-2019-0014 - Templeton Mobile Home Park; District 2</u> Owner: HH #1 Chaparral Gardens LLC	305 and 401 Chaparral Road, South Boggy Creek Watershed	SF-2	<u>Wendy Rhoades</u> , 512-974-7719
b.	<u>C14-2019-0020 - Little Texas MHC; District 2</u> Owner: JB Austin I LLC (Daniel Weissman)	7501 Bluff Springs Road, Onion Creek Watershed	I-RR	<u>Wendy Rhoades</u> , 512-974-7719
c.	<u>C14-2019-0013 - Aero Mobile Home Park; District 3</u> Owner: Aero Mobile Home Corporation	101 Hergotz Lane, Carson Creek Watershed	SF-3	<u>Heather Chaffin</u> , 512-974-2122
d.	<u>C14-2019-0017 - Cameron Loop Mobile H/P; District 5</u> Owner: 2807 LLC	2807 Cameron Loop, South Boggy Creek Watershed	RR	<u>Heather Chaffin</u> , 512-974-2122
e.	<u>C14-2019-0016 - Mobile Home Haven; District 7</u> Owner: Lieou Thomas	11606 North Lamar Boulevard, Little Walnut Creek Watershed	P, MH	<u>Sherri Sirwaitis</u> , 512-974-3057
f.	<u>C14-2019-0008 - Honeycomb Park; District 6</u> Owner: Thomas E. Mitchell and Martha M. Mitchell	6402 McNeil Drive, Walnut Creek Watershed	I-RR	<u>Sherri Sirwaitis</u> , 512-974-3057

Facilitator: [Anaiah Johnson](#), 512-974-2932

Attorney: [Lee Simmons](#), 512-974-2107

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

2. **Rezoning:** [C14-2019-0060 - 7507 Wynne Lane; District 5](#)
 Location: 7507 Wynne Lane, South Boggy Creek Watershed
 Owner/Applicant: Jeffrey L. and Donatella I. Dickerson
 Request: MH to SF-3
 Staff Rec.: **Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

3. **Rezoning:** [C14-2019-0054 - Chisholm Lane; District 5](#)
 Location: 9110 Chisholm Lane, Slaughter Creek Watershed
 Owner/Applicant: Paula Lantz
 Agent: Spyglass Realty & Investments (Matthew Edwards)
 Request: DR to SF-2
 Staff Rec.: **Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

4. **Rezoning:** [C14-2019-0038 - Rodeo Crossing; District 1](#)
 Location: 5301 Decker Lane, Elm Creek Watershed
 Owner/Applicant: C. W. Chick Ltd. and John Baunach
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: IP-CO and GR-CO to MF-4 (Tract 1) and GR-MU (Tract 2)
 Staff Rec.: **Recommended, with conditions**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

5. **Rezoning:** [C14-2019-0044.SH - FC North Lamar; District 7](#)
 Location: 11704 and 11706 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: Mau Tran
 Agent: Civilitude, LLC (Eyad Kasemi)
 Request: GR-CO, LO to GR-MU-CO for Tract 1, and LO to LO-MU for Tract 2
 Staff Rec.: **Recommended, with conditions**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

6. **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

Facilitator: [Anaiah Johnson](#), 512-974-2932
 Attorney: [Lee Simmons](#), 512-974-2107
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

7. **Final Plat:** [C8J-2017-0209.0A - The Post Oak Subdivision, Resubdivision of Lot 3, Block C](#)
Location: Parsons Road, Lockwood Creek Watershed
Owner/Applicant: Paul Morris
Agent: Miller Grey Engineering (Dale Grey)
Request: Approval of a resubdivision final plat consisting of 6 total single-family lots on 20.24 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/COA
8. **Final Plat - Resubdivision:** [C8-2018- 0120.0A - ExecuTesla Subdivision; District 2](#)
Location: 2705 East State Highway 71, Colorado River Watershed
Owner/Applicant: ExecuTesla LLC
Agent: Urban Design Group (Candace Craig)
Request: Approval of the ExecuTesla resubdivision consisting of 1 lot on 0.16 acre.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
9. **Preliminary Plan:** [C8-2018-0141 - East Parke; District 1](#)
Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: Pulte Group (Stephen Ashlock)
Agent: Gray Engineering, Inc. (Scott Maham)
Request: Approval of the East Parke preliminary plan, comprised of 131 lots on 37.4 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
10. **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: [Anaiah Johnson](#), 512-974-2932
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 11. Site Plan - Environmental Variance Only:** [SP-2018-0455D - Jaylee Business Park; 2-mile ETJ](#)
- Location: 2709 North FM 620 Road, Running Deer Creek Watershed
 Owner/Applicant: Jaylee Ltd. (Jim Arnold)
 Agent: Carlson, Brigrance & Doering, Inc. (Gwendolyn Gates)
 Request: Request to vary from LDC 25-8-341 to allow cut above allowable four feet to no more than eight feet of depth and request to vary from LDC 25-8-342 to allow fill above allowable four feet to no more than eight feet of depth.
- Staff Rec.: **Recommended**
 Staff: [Jonathan Garner](#), 512-974-1665
 Development Services Department
- 12. Site Plan - Conditional Use Permit:** [SPC-2018-0049C - Parker Creek Ranch Amenity Center; District 1](#)
- Location: 7620 Decker Lane, Decker Creek Watershed
 Owner/Applicant: Jeanne Parker
 Agent: BGE (Brian Grace)
 Request: The applicant proposes construction of a one-story, 1,812 SF amenity center, pool, play facility, and associated infrastructure on a 3.67-acre site. Community Recreation Private is a Conditional Use in SF-4A zoning district requiring Land Use Commission approval. The applicant also requests a variance from 25-2-837(B) requiring vehicular access from a dedicated street with a ROW at least 60 feet in width.
- Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
- 13. Final Plat:** [C8-2017-0147.4A - Cantarra 1 North Section 10; District 1](#)
- Location: 13641 Cantarra Drive, Gilleland Creek Watershed
 Owner/Applicant: Continental Homes of Texas L.P. (Ian Cude)
 Agent: BGE (Jacob Kondo)
 Request: Approval of Cantarra 1 North Section 10 composed of 39 lots on 9.75 acres
- Staff Rec.: **Disapproval**
 Staff: Development Services Department

14. **Final Plat - Previously Unplatted:** [C8-2019-0053.0A - Wells Branch Commercial Lots, Section One; District 7](#)
Location: 501 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy Heatherwilde LP (Mark P Sealy)
Agent: Jones Carter (Joseph York)
Request: Approval of the Wells Branch Commercial Lots, Section One composed of 5 lots on 11.19 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Previously Unplatted:** [C8J-2019-0064.0A - Moreno's Subdivision; 2-Mile ETJ](#)
Location: 5315 Blue Bluff Road, Elm Creek Watershed
Owner/Applicant: Moreno Heutimio
Agent: LOC Consultants Civil Division, Inc. (Sergio Lozano)
Request: Approval of Moreno's Subdivision composed of 5 lots on 25.43 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Preliminary Plan:** [C8J-2019-0057 - Pearson Ranch West; District 6](#)
Location: 14320 North FM 620, Lake Creek Watershed
Owner/Applicant: Tophat Holdings (Brett Ames)
Agent: Land Strategies (Paul Linehan)
Request: Approval of Pearson Ranch West composed of 27 lots on 155.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2019-0056.0A - Westlake Heights; District 8](#)
Location: 1608 Barclay Drive, Eanes Creek Watershed
Owner/Applicant: Hutson Land Planners (Charles Dunn)
Agent: Hutson Land Planners (Charles Dunn)
Request: Approval of the Westlake Heights Final Plat composed of 1 lot on 2.25 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. **Final Plat - Resubdivision:** [C8-2019-0063.0A - Allegro Parmer; District 7](#)
Location: 4001 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 4001 Creative Offices LLC
Agent: Civic & Environmental Consultants dba KBGE (Sam Paik)
Request: Approval of the Allegro Parmer Final Plat composed of 2 lots on 3.97 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - with Preliminary:** [C8-2018-0151.1A - Whisper Valley, Village 1 - Phase 3; District 1](#)
Location: 9501 North FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, LP
Agent: LandDev Consulting, LLC (Keith Parkan)
Request: Approval of the Whisper Valley, Village 1 - Phase 3 Final Plat composed of 275 lots on 81.66 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat - Resubdivision:** [C8J-2019-0060.0A - Salazar Subdivision](#)
Location: 16203 Jacobson Road, Maha Creek Watershed
Owner/Applicant: Anayeli Salazar
Agent: LOC Consultants (Sergio Lozano)
Request: Approval of the Salazar Subdivision composed of 10 lots on 19.79 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2019-0059.0A - Great Hills Final Plat; District 10](#)
Location: 10600 Jollyville Road, Bull Creek Watershed
Owner/Applicant: Great Hills Baptist Church
Agent: Big Red Dog Engineering (Siri Soth)
Request: Approval of Great Hills Final Plat composed of 2 lots on 11.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - without Preliminary:** [C8J-2019-0058.0A - Lockwood Subdivision](#)
Location: 19115 Lockwood Road, Wilbarger Creek Watershed
Owner/Applicant: John Ross
Agent: Miller Gray Engineering (Dale Gray)
Request: Approval of Lockwood Subdivision composed of 9 lots on 20.91 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

23. **Final Plat - with Preliminary:** [C8J-2018-0213.1A - Longview Phase 1 Final Plat; District 2](#)
- Location: 6001-1/2 Kellam Road, Dry Creek East Watershed
- Owner/Applicant: AE Johnson, Ltd. (Eugene A Johnson)
- Agent: Peloton Land Solutions (Paulo Misi)
- Request: Approval of the Longview Phase 1 Final Plat composed of 172 lots on 62.56 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. BRIEFING

1. [Residential Affordable Housing Development Bonus Program](#)

Briefing and discussion to consider an ordinance amending Title 25 of the Land Development Code that establishes a residential affordable housing development bonus program and authorizes certain modifications, waivers, and requirements related to site development requirements; and discuss and consider modified site plan requirements for certain residential affordable housing developments. Staff: [Lauren Avioli](#), 512-974-3141, Neighborhood Housing and Community Development Department

E. NEW BUSINESS

1. [Ranch Road 620 Apartments – Project Consent Agreement](#)

Discussion and possible action on a recommendation regarding a proposed Project Consent Agreement for property located at FM 620 at Storm Drive in the 2-mile ETJ. (Watershed: Running Deer Creek—Water Supply Rural, Drinking Water Protection Zone.) Staff: [Brent D. Lloyd](#), 512-974-2974, Development Officer, Development Services Department

2. **2020 Budget Recommendation**

Discussion and possible action regarding the Zoning and Platting Commission’s 2020 Budget Recommendation

F. ITEMS FROM THE COMMISSION

1. Resolution to Council and City Manager Requesting Future Briefings from Staff

Discussion and possible action to adopt a resolution to forward to the Austin City Council and City Manager requesting future briefings from Staff when a proposed code amendment effects areas within the purview of the Zoning and Platting Commission's duties relating to land use and development. Sponsors: Chair Kiolbassa, Vice-Chair Duncan

2. 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

G. 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.

H. ELECTION OF JOINT COMMITTEE NOMINEE

1. Comprehensive Plan Joint Committee Nominee

Nominate and elect a member to be recommended to the Austin City Council for the purpose of serving on the Comprehensive Plan Joint Committee

I. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

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

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre and Evans)

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Commissioners: Aguirre and King)

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

Atlas 14 Working Group

(Commissioners: Aguirre, Denkler and Evans)

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

ADJOURNMENT

Facilitator: [Anaiah Johnson](#), 512-974-2932

Attorney: [Lee Simmons](#), 512-974-2107

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

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: [Anaiyah Johnson](#), 512-974-2932
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508