



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 21, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, May 21, 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 May 7, 2019.

C. PUBLIC HEARINGS

Facilitator: [Jeremy Siltala](#), 512-974-2945
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 1. 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
- 2. Rezoning:** [C14-2019-0064 - Old School Liquor and Market; District 5](#)
Location: 1901 West William Cannon Drive, Suite 165, Williamson Creek Watershed
Owner/Applicant: Field Realty Partners, Ltd. (J. Grady Field); Old School Liquor and Market, Inc. (Phil Harding and Debbie Mylius)
Agent: Keepers Consulting (Ricca Keepers)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-2018-0048 - The Avalon N Holdings, LLC; District 5](#)
Location: 9606 Swansons Ranch Road, Slaughter Creek Watershed
Owner/Applicant: The Avalon N Holdings, LLC (John L. Sanchez)
Agent: Moncada Enterprises, LLC (Phil Moncada)
Request: SF-2 to CS, as amended
Staff Rec.: **Recommendation of LO-MU**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. 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, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Facilitator: [Jeremy Siltala](#), 512-974-2945
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Rezoning:** [C14-2019-0067 - Lucy Read Pre-Kindergarten School; District 7](#)
Location: 2608 Richcreek Road, Shoal Creek Watershed
Owner/Applicant: Austin Independent School District
Agent: Drenner Group (Leah Bojo)
Request: SF2 to GO-CO, as amended
Staff Rec.: **Recommendation of GO-MU-CO**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
6. **Site Plan:** [SP-2013-0366C\(XT2\) - Paloma Ridge; District 6](#)
Location: 13620 North FM 620 Road Southbound, Lake Creek Watershed
Owner/Applicant: Jake Rome, Ascentris
Agent: Esteban Gonzalez, Big Red Dog Engineering
Request: To extend approved site plan permit.
Staff Rec.: **Recommended**
Staff: [Robert Anderson](#), 512-974-3026
Development Services Department
7. **Final Plat with Preliminary Plan:** [C8-2014-0238.01.2A - Ballantyne Section 2; District 7](#)
Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: The Crossing at Wells Branch, LLC (David Blackburn)
Agent: Jamison Civil Eng. (Stephen Jamison)
Request: Approval of the final plat for Ballantyne, Section 2, comprised of 67 lots on 10.6 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
8. **Final with Preliminary Plan:** [C8J-2019-0011.1A - Forest Bluff Section 7 - Final Plat](#)
Location: Wideleaf Drive, Decker Creek Watershed
Owner/Applicant: JBDI Development
Agent: Randall Jones Assoc. Engineers (Israel Ramirez)
Request: Approval of a final plat consisting of 86 total lots on 19.27 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Travis County/City of Austin Single Office
9. **Final Plat:** [C8J-2019-0071.0A - Bayer Commercial](#)
Location: 9104 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Decker Lake Property (Jimmy Bayer)
Agent: Landmar Engineering (Javier Barajas)
Request: Approval of the Bayer Commercial composed of 1 lot on 16.26 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Jeremy Siltala](#), 512-974-2945

Attorney: [Erika Lopez](#), 512-974-3588

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10. **Final Plat - Amended Plat:** [C8J-2019-0077.1A - Wells Branch Center Subdivision Amended Plat Lots 7A & 2B; District 7](#)
Location: 15200-1/2 North IH-35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: North I-35 Business Park L.P.
Agent: Allison Kennaugh
Request: Approval of the Wells Branch Center Subdivision Amended Plat Lots 7A & 2B composed of 1 lot on 2.63 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Previously Unplatted:** [C8J-2019-0073.0A - Xspace](#)
Location: 4229 North FM 620 Road, Lake Travis Watershed
Owner/Applicant: 4229 N FM 620 LP (Tim Manson)
Agent: Gice, Inc/DBA Garret-Ihnen (Norma Divine)
Request: Approval of the final plat for Xspace composed of 1 lot on 5.43 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2019-0061.0A - Ford Place No. 2 Resubdivision of Lot 1 Block E; District 5](#)
Location: 4425 Jester Drive, Williamson Creek Watershed
Owner/Applicant: Scott Turner
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Ford Place No. 2, Resubdivision of Lot 1 Block E composed of 2 lots on 0.27 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Amended Plat:** [C8J-2019-0070.0A - Ring Tract Phases 2, Amended Plat of Lots 58 & 59](#)
Location: 808 Goldilocks Lane, Little Bear Creek Watershed
Owner/Applicant: Milestone Community Builders, LLC
Agent: BGE (Brian Grace)
Request: Approval of Ring Tract Phases 2, Amended Plat of Lots 58 & 59 composed of 2 lots on 0.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Final Plat with Preliminary Plan:** **C8-2019-0076.1A - EastVillage TownCenter Final Plat; District 1**
- Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: Reger Holdings, LLC (Jordan Litwiniak)
Request: Approval of EastVillage TownCenter Final Plat composed of 1 lot on 25.39 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [2020 Budget Recommendation](#)
Discussion and possible action regarding the Zoning and Platting Commission's 2020 Budget Recommendation

E. ITEMS FROM THE COMMISSION

1. **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
2. [Site Development Regulations for Mobile Home Parks.](#)
Discuss and consider an ordinance amending Title 25 of the City Code to allow recreational vehicles in mobile home parks. Co-Sponsors: Commissioner Tatkov, Chair Kiolbassa

F. 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.

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

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

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Commissioners: Aguirre and King)

Facilitator: [Jeremy Siltala](#), 512-974-2945

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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

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.

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SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

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

Speaker	Number	Time Allocated
Speakers Favoring Postponement	3	3 min. each
Speakers Opposing Postponement	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

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