



ZONING & PLATTING COMMISSION AGENDA

Tuesday, June 4, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, June 4, 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](#)
[Eric Goff](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)
[Abigail Tatlow](#)

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 May 21, 2019.

Facilitator: [Joey De la Garza](#) 512-974-2664
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

1. **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; Postponement request by the Applicant to June 18, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
2. **Rezoning:** [C14-2019-0058 - Scofield Apartments; District 7](#)
Location: 3001 Scofield Ridge Parkway, Walnut Creek Watershed
Owner/Applicant: OHFP Scofield, LP
Agent: Drenner Group, PC (Amanda Swor)
Request: GR-MU-CO to GR-MU, to remove a condition of zoning.
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
3. **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 a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
4. **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: [Joey De la Garza](#) 512-974-2664

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

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5. **Preliminary Plan with Environmental Variance:** [C8J-2018-0091 - Turners Crossing](#)
Location: 12500-13500 Turnersville Road North, Rinard Creek Watershed
Owner/Applicant: Estate of Harriet Heep Schaffer (Charles O. Grigson)
Agent: Kimley-Horn and Associates, Inc. (Robert Smith)
Request: Approval of the Turners Crossing Preliminary Plan consisting of 1,365 lots on 468.54 acres. Variance request as follows: 1. Request to vary from LDC 30-5-341 to allow cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth.
Staff Rec.: Recommended with Environmental Commission's conditions.
Staff: [Sarah Sumner](#), 512-854-7687
[Jonathan Garner](#), 512-974-1665
Single Office
6. **Site Plan Extension:** [SP-2014-0218C\(XT2\) - Challenger School - Pond Springs; District 6](#)
Location: 13015 Pond Springs Road, Rattan Creek Watershed
Owner/Applicant: BABB Investments, LLC (Fred Healy)
Agent: Jones & Carter, Inc. (Shawn Graham)
Request: Approval of a 5-year extension request to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department
7. **Final Plat:** [C8-2019-0082.0A - Rogers Lane Subdivision; District 1](#)
Location: 5300-5518 Rogers Lane, Walnut Creek Watershed
Owner/Applicant: Hector Gomez-Patino
Agent: LOC Consultants (Sergio Sanchez)
Request: Approval of Rogers Lane Subdivision composed of 2 lots on 0.74 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Amended Plat:** [C8j-2019-0083.0A - Balli Subdivision - Amended Plat; 2-Mile ETJ](#)
Location: 5301 Cadillac Drive, Decker Creek Watershed
Owner/Applicant: Juan M Balli Trucking (Juan Balli)
Agent: F.N.F. Cadd Services (Fred Fuentes)
Request: Approval of the Balli Subidivision - Amended Plat composed of 3 lots on 3 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - Previously Unplatted:** [C8J-2019-0078.0A - Perez Subdivision; 2-Mile ETJ](#)
Location: 6509 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Guillermo Palomino Perez
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of the Perez Subdivision composed of 2 lots on 2 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Resubdivision:** [C8-2018-0172.1A - Ambition Park; District 1](#)
Location: 2507-1/2 Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Tuscany Park LLC
Agent: Tuscany Park LLC (Jill Rogers)
Request: Approval of Ambition Park composed of 30 lots on 33.014 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - with Preliminary:** [C8J-2010-0008.1A - Elm Creek Centre](#)
Location: 12500 FM 969 Road, Elm Creek Watershed
Owner/Applicant: CB2Ls, LLC (Buck Baccus)
Agent: Jones & Carter, Inc. (Joseph York)
Request: Approval of Elm Creek Centre composed of 5 lots on 8.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - with Preliminary:** [C8-2018-0122.1A - EastVillage Single Family Phase 1 Final Plat; District 1](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)
Request: Approval of the EastVillage Single Family Phase 1 Final Plat composed of 203 lots on 49.36 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - with Preliminary:** [C8-2017-0193.3A - East Village; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North LLC
Agent: RH Pioneer North, LLC (Gordon Reger)
Request: Approval of the East Village Final Plat composed of 3 lots on 249.62 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Joey De la Garza](#) 512-974-2664

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- 14. Preliminary Plan:** [C8-2019-0080.SH - Persimmon; District 2](#)
Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Habitat for Humanity, Inc.
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the Persimmon Preliminary Plan composed of 2 lots on 14.67 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Austin Water Capital Improvement Projects](#)
Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan. Staff: [Christina Romero](#), Financial Manager II, Austin Water. 512-972-0122.
2. [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
3. [Long-Range CIP Strategic Plan](#)
Discussion and possible action related to proposed updates to Long-Range CIP Strategic Plan and transmittal memo from Planning Commission to City Manager. Staff: [Stevie Greathouse](#), 512-974 7226, Planning and Zoning Department

E. ITEMS FROM THE COMMISSION

1. [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 Tatkow, Chair Kiolbassa
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

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.

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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)

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