



ZONING & PLATTING COMMISSION AGENDA

Tuesday, June 18, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, June 18, 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 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 June 4, 2019.

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0066 - Lamborghini Dealership - Aux Com Lot, District 10](#)
Location: 4109 Marathon Boulevard, Waller Creek Watershed
Owner/Applicant: Fuad Fayad
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: LO to GR-CO, as amended by applicant
Staff Rec.: **Not recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
- 2. Rezoning:** [C14-2018-0124 - River Place; Districts 6 & 10](#)
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Milky Way Holdings GP, LLC (Garrett S. Martin)
Agent: McLean & Howard, LLP (Jeff Howard)
Request: DR to SF-6-CO
Staff Rec.: **Recommendation of SF-1-CO, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3574
Planning and Zoning Department
- 3. Final Plat out of Preliminary Plan:** [C8-2018-0141.1A - East Parke Final Plat; District 1](#)
Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: Pulte Group (Richard Grayum)
Agent: Gray Engineering, Inc. (Scott Maham)
Request: Approval of the East Parke final plat, comprised of 130 lots on 37.4 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 4. Resubdivision:** [C8J-2017-0233.0A - Resubdivision of Steiner Ranch Lake Club](#)
Location: 12300 River Bend, Lake Austin Watershed
Owner/Applicant: 239 Rio Vista and Taylor Woodrow Communities/Steiner Ranch, Ltd.
Gerold Kucera / Steiner Ranch Master Association, Inc.
Agent: Texas Engineering Solutions (Connor Overby, P.E.)
Request: Approval of the resubdivision of an existing lot and unplatted property into a two lot subdivision on 5.22 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

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

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

5. **Site Plan - Environmental Variance Only:** [SP-2018-0299D - 6420 Bee Caves Road](#)
 Location: 6420 Bee Caves Road, Bee Creek (Water Supply Rural), Eanes Creek (Water Supply Suburban) Watersheds
 Owner/Applicant: Travis Robinson
 Agent: Optimized Engineering
 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
6. **Final Plat:** [C8-2019-0089.0A - Town & Country Village Section Three; District 6](#)
 Location: 12900-1/2 North US Highway 183, Rattan Creek Watershed
 Owner/Applicant: Nieman Properties (John Nieman)
 Agent: Cunningham-Allen (Curtis Morriss)
 Request: Approval of Town & Country Village Section Three composed of 1 lot on 5.8 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
7. **Final Plat:** [C8-2019-0086.0A - Parmer Business Park Resubdivision; District 7](#)
 Location: 303-1/2 East Parmer Lane, Harris Branch Watershed
 Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
 Agent: Stantec Consulting Services, Inc. (Megan Meyer)
 Request: Approval of the Parmer Business Park Resubdivision composed of 8 lots on 136.52 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
8. **Final Plat - Resubdivision:** [C8-2019-0088.0A - Highland Park West, Final Resubdivision Lot 9 BKR; District 10](#)
 Location: 4616 Crestway Drive, Taylor Slough North Watershed
 Owner/Applicant: John Hughes
 Agent: Elizondo and Associates Land Surveying (Henry Elizondo)
 Request: Approval of the Highland Park West, Final Resubdivision Lot 9 BKR Final Plat composed of 3 lots on 0.675 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 9. Final Plat with Preliminary Plan:** [C8J-2018-0151.2A - Whisper Valley, Village 1-Phase 4; District 1](#)
 Location: 9501 North FM 973 Road, Gilleland Creek Watershed
 Owner/Applicant: Club Deal 120 Whisper Valley, LP
 Agent: LanDev Consulting, LLC (Judd T. Willman)
 Request: Approval of the Whisper Valley, Village 1-Phase 4 composed of 113 lots on 32.53 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 10. Preliminary Plan:** [C8-2019-0090 - Stoney Ridge Highlands; District 2](#)
 Location: 7527 Elroy Road, Dry Creek East Watershed
 Owner/Applicant: MC Joint Venture Investments
 Agent: Pape-Dawson Engineers (Terry Reynolds)
 Request: Approval of Stoney Ridge Highlands composed of 587 lots on 224.27 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

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

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: [Sherri Sirwaitis](#), 512-974-3057

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

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

Affordable Housing Working Group
(Commissioners: Aguirre, King and Tatkov)

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.

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
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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