



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, July 2, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, July 2, 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 18, 2019.

Facilitator: [Heather Chaffin](#), 512-974-2122  
Attorney: [Steven Maddoux](#), 512-974-2268  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0079 - Talia Homes; District 7](#)  
Location: 12500 Lamppost Lane, Walnut Creek Watershed  
Owner/Applicant: HQR Investments, LLC Services 12500 (Michael Vasquez)  
Agent: Civilitude, LLC (Eyad Kasemi)  
Request: SF-5 to SF-6  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 2. Rezoning:** [C14-2019-0068 - SH 45 North Tract; District 6](#)  
Location: 14310-15700 North FM 620 Road, Lake Creek Watershed  
Owner/Applicant: Ivalene Pearson Banks  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: LI, DR, GR-CO to GR-MU  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Zoning:** [C14-2019-0076 - 8107 Springdale Road; District 1](#)  
Location: 8107 Springdale Road, Walnut Creek Watershed  
Owner/Applicant: HPI Real Estate (Christopher E. Balish)  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: I-RR to LI  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 4. Resubdivision:** [C8J-2018-0148.0A - Resubdivision of Lot 2, Block A of Wells Branch, Phase O, Section Two](#)  
Location: 2113 West Wells Branch Parkway, Walnut Creek Watershed  
Owner/Applicant: CVS Pharmacy, Inc. & Wells Branch Plaza Limited Partnership  
Agent: Permit Partners, LLC (Jennifer Hanlan)  
Request: Approval of the Resubdivision of Lot 2, Block A of Wells Branch, Phase O, Section Two making two commercial lots from one on 4.063 acres.  
Staff Rec.: **Recommended**  
Staff: [Paul Scoggins](#), 512-854-7619  
Single Office

Facilitator: [Heather Chaffin](#), 512-974-2122  
Attorney: [Steven Maddoux](#), 512-974-2268  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Site Plan - Conditional Use Permit:** [SP-2018-0189C - South Austin Regional WWTP Electrical Substation; District 2](#)  
 Location: 1017 Fallwell Lane, Onion Creek Watershed  
 Owner/Applicant: COA Public Works Department (Steven Parks)  
 Agent: CAS Consulting & Services, Inc. (Andrew Rooke, PE)  
 Request: The applicant proposes replacement of an electrical substation with associated improvements on a P-zoned site of 18.66 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Christine Barton-Holmes](#), 512-974-2788  
 Development Services Department
6. **Final Plat:** [C8J-2019-0094.0A - Omni Business Park II; 2-Mile ETJ](#)  
 Location: 4900-1/2 McKinney Falls Parkway, Onion Creek Watershed  
 Owner/Applicant: Chall, Ltd. (Eric Layne)  
 Agent: Gice, Inc. DBA Garrett-Ihnen Civil Engineers (Norma Divine)  
 Request: Approval of the Omni Business Park II composed of 1 lot on 2 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
7. **Final Plat:** [C8J-2019-0098.9A - Eastwood Section 2](#)  
 Location: South FM 973 Road, Gilleland Creek Watershed  
 Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)  
 Agent: Randall Jones & Associates Engineering, Inc. (Israel Ramirez, P.E.)  
 Request: Approval of Eastwood Section 2 composed of 91 lots on 16.27 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
8. **Final Plat:** [C8J-2019-0101.0A - Rob Roy 360; District 10](#)  
 Location: 800 North Capital of Texas Highway, Bee Creek Watershed  
 Owner/Applicant: VTC Addie, LLC (Cass Brewer)  
 Agent: LandDev Consulting, LLC (Lawrence Hanrahan)  
 Request: Approval of Rob Roy 360 composed of 1 lot on 16.82 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
9. **Final Plat - with Preliminary:** [C8-2017-0154.2A - The Riverbend West 2; District 2](#)  
 Location: 3101 Fallwell Lane, Colorado River Watershed  
 Owner/Applicant: GRCE/TX Austin Master, LLC (Joseph D Goveia)  
 Agent: Dunaway/Urban Design Group (Vanessa Mendez)  
 Request: Approval of The Riverbend West 2 composed of 10 lots on 95.56 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 10. Final Plat - with Preliminary:** [C8J-2010-0009.2A - Park 130 Final Plat](#)  
 Location: North State Highway 130 Northbound, Elm Creek Watershed  
 Owner/Applicant: CB2Ls, LLC (Buck Baccus)  
 Agent: GICE, INC DBA Garrett-Ihnen Civil Engineers (Norma Divine)  
 Request: Approval of the Park 130 Final Plat composed of 9 lots on 12.81 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 11. Final Plat - Resubdivision:** [C8-2019-0100.0A - Westover Hills Section 4 Phase 2; District 10](#)  
 Location: 4201 Hyridge Drive, Bull Creek Watershed  
 Owner/Applicant: Stephen and Ellyn Yacktman  
 Agent: Avalon Engineering & Land Development (Bruce Aupperle)  
 Request: Approval of Westover Hills Section 4 Phase 2 composed of 2 lots on 0.43 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 12. Preliminary Plan - Revised Preliminary:** [C8-2017-0193.01 - Eastvillage Preliminary Plat; District 1](#)  
 Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed  
 Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)  
 Agent: Reger Holdings, LLC (Jordan Litwiniak)  
 Request: Approval of the Eastvillage Preliminary Plan composed of 25 lots on 249.64 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)

### Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

### 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: [Heather Chaffin](#), 512-974-2122

Attorney: [Steven Maddoux](#), 512-974-2268

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**

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