



ZONING & PLATTING COMMISSION AGENDA

Tuesday, July 16, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, July 16, 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 July 2, 2019.

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

- 1. 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
- 2. 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
- 3. Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change conditions of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [C14-2019-0010 - 12212 Tech Ridge; District 1](#)
Location: 12213 Tech Ridge Boulevard, Walnut Creek Watershed
Owner/Applicant: Quicktrip Corporation (Matthew D. Miller)
Agent: Drenner Group, PC (Amanda Swor)
Request: GR to MF-4
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Zoning:** [C14-2019-0081 - 1201 Dalton Lane; District 2](#)
Location: 1201 Dalton Lane, Carson Creek Watershed
Owner/Applicant: Garfield Ranch LLC (Bert Beveridge II)
Agent: McClean & Howard, LLP (Jeffery Howard)
Request: I-SF-2 to CS-CO
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
6. **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; Postponement request by the Applicant to September 3, 2019**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
7. **Resubdivision:** [C8-2017-0158.1A - Resubdivision of the Amended Plat of Ly & Nguyen Subdivision; District 7](#)
Location: 800 East Parmer Lane, Walnut Creek & Harris Branch Watersheds
Owner/Applicant: Austin Ly & Nguyen L.P.
Agent: Way Consulting Engineering, Inc. (Way Atmadja, P.E.)
Request: Approval of the resubdivision of an existing lot into a four lot subdivision on 17.26 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
8. **Resubdivision:** [C8-2019-0002.0A - Resubdivision of Portions of Lots 3, 4 and 5, Block O, Highland Park West; District 10](#)
Location: 4701 Crestway Drive, Taylor Slough Watershed
Owner/Applicant: Karen Brimble
Agent: Prossner & Associates (Kurt Prossner)
Request: Approve the resubdivision of portions of 3 lots into 3 lots on 1.15 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

9. **Final Plat:** [C8-2017-0147.3A - Cantarra 1 North, Section 8; District 1](#)
 Location: 13641 Cantara Drive, Gilliland Creek Watershed
 Owner/Applicant: Continental Homes of TX
 Agent: BGE, Inc. (Chris Rawls)
 Request: Approval of the final plat of Cantarra 1 North, Section 8, comprised of 130 lots on 20.71 acres.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175,
 Development Services Department
10. **Final Plat:** [C8-2018-0110.0A - Double Creek Subdivision Section 2; District 2](#)
 Location: 420 East FM 1626 Road, Onion Creek Watershed
 Owner/Applicant: Stillwater South Austin Land, LLC (Brandon Easterling)
 Agent: Jones & Carter, Inc. (Gemsong Ryan)
 Request: Approve the subdivision of 35.032 acres into 3 lots.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
11. **Site Plan Extension:** [SP-2014-0143C\(XT2\) - Steiner Ranch MU 14](#)
 Location: 4801 Quinlan Park Road, Bear Creek Watershed
 Owner/Applicant: CalAtlantic Homes of Texas (Kevin Pape)
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of a 3-year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department
12. **Site Plan Extension:** [SPC-2014-0312C\(XT2\) - Steiner Ranch MU 15](#)
 Location: 5925 Steiner Ranch Boulevard, Panther Hollow Watershed
 Owner/Applicant: Lone Star Bank (Van P. Swift)
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of a 3-year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department
13. **Final Plat:** [C8-2019-0104.0A - Parmer Cornerbrook Subdivision; District 1](#)
 Location: 10208-1/2 Lindell Lane, Gilliland Creek Watershed
 Owner/Applicant: Cottonwood Holdings Ltd % Dwyer Realty Companies
 Agent: Kimley-Horn (Justin Kramer)
 Request: Approval of the Parmer Cornerbrook Subdivision composed of 2 lots on 17.54 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
 Attorney: [Steven Maddoux](#), 512-974-6080
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- 14. Preliminary Plan:** [C8J-2019-0103 - Springdale Park](#)
Location: 10805-1/2 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Barr Lane, LLC.
Agent: Landmark Engineering Inc. (Javier Barajas)
Request: Approval of Springdale Park composed of 381 lots on 87.57 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat:** [C8J-2019-0107.0A - Arrowhead Subdivision](#)
Location: 14901 Arrowhead Drive, Lake Travis Watershed
Owner/Applicant: Deltona LP (Steve Beuerlein)
Agent: Lockwood Engineers, Inc. (Fred C. Lockwood)
Request: Approval of the Arrowhead Subdivision composed of 2 lots on 5.012 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. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nominations

Discussion and nomination of Zoning and Platting Commissioner Members to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee (2 vacancies).

H. 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](#)

(Commissioner Aguirre)

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: [Wendy Rhoades](#), 512-974-7719

Attorney: [Steven Maddoux](#), 512-974-6080

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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