



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 2, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, July 2, 2019

@ 301 W. 2nd St., Austin, TX 78704

Vice-Chair Duncan called the Commission meeting to order at 6:00 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
Eric Goff
David King
Ellen Ray
Hank Smith
Abigail Tatkov**

Absent:

**Jolene Kiolbassa – Chair
Nadia Barrera-Ramirez**

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.

Motion to approve the minutes from June 18, 2019 was approved on the consent agenda on a vote of 9-0. Commissioner Tatkow of the dais. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6 district zoning for C14-2019-0079 - Talia Homes located at 12500 Lamppost Lane was approved on the consent agenda on a vote of 9-0. Commissioner Tatkow of the dais. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU combining district zoning for C14-2019-0068 - SH 45 North Tract located at 14310-15700 North FM 620 Road was approved on a vote of 8-0. Commissioner Denkler abstained. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2019-0076 - 8107 Springdale Road located at 8107 Springdale Road was approved on the consent agenda on a vote of 9-0. Commissioner Tatkow of the dais. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0148.0A - Resubdivision of Lot 2, Block A of Wells Branch, Phase O, Section Two located at 2113 West Wells Branch Parkway was approved on the consent agenda on a vote of 9-0. Commissioner Tatkow of the dais. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2018-0189C - South Austin Regional WWTP Electrical Substation located at 1017 Fallwell Lane was approved on the consent agenda on a vote of 9-0. Commissioner Tatkow of the dais. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

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 Yacktmann
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

Public Hearings closed.

Motion to disapprove Items C-6 – C-12 was approved was approved on the consent agenda on a vote of 9-0. Commissioner Tatkow of the dais. Chair Kiolbassa and Commissioner Barrera-Ramirez absent.

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

Item discussed and future item proposed, see Future Agenda Items.

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.

Commissioners King and Goff - Update on programs and policies regarding involuntary displacement.

G. COMMITTEE REPORTS

Codes and Ordinances Joint Committee

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

Commissioner Denkler stated the Committee reviewed Code amendments to the Airport Overlay, UNO and Density Bonus map.

Comprehensive Plan Joint Committee

(Commissioners: Aguirre, Evans and Smith)

No report provided.

Small Area Planning Joint Committee

(Chair Kiolbassa, Commissioners: Aguirre and King)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

Commissioner Tatkow stated the Working Group met in June and are continuing research.

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

Commissioner Evans stated the Working Group will be meeting to draft a policy to bring to ZAP.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, July 2, 2019 at 6:37 p.m.

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.