



ZONING & PLATTING COMMISSION AGENDA

Tuesday, August 20, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, August 20, 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 August 6, 2019.

Facilitator: [Adam Fiss](#), 512-974-1684
Attorney: [Chad Shaw](#), 512-974-2671
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0090 - 7410 Cooper Lane; District 5](#)
Location: 7410 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Scott Branyon and Kathy Steinke
Agent: Thrower Design (A. Ron Thrower)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Final Plat - Resubdivision:** [C8-2018-0139.0A - Lake Shore Addition, Resubdivision of portions of Lots 35 and 36; District 10](#)
Location: 2503 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Mark Kristen
Agent: Permit Partners (Jennifer Hanlen)
Request: Approval of the Lake Shore Addition, resubdivision of portions of Lots 35 and 36 consisting of two lots on 2.51 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 3. Preliminary Subdivision:** [C8J-2018-0208 - Live Oak Springs Preliminary Plan](#)
Location: 9406 Morninghill Drive, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Artek Investments (David Knapp)
Agent: Civil Insite, LLC (Greg Andrulelis)
Request: Approval of the Live Oak Springs Preliminary Plan consisting of 32 lots on 51 acres
Staff Rec.: **Recommended.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 4. Final Plat from Preliminary Plan:** [C8-2014-0150.01.1A - Auro Subdivision](#)
Location: FM 1325 and CR 172, Rattan Creek Watershed
Owner/Applicant: Austin Auro, LP (Julian Hawes)
Agent: Kimley-Horn (Luke Caraway)
Request: Approve a final plat from a preliminary plan composed of five lots on 50.105 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Adam Fiss](#), 512-974-1684

Attorney: [Chad Shaw](#), 512-974-2671

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

5. **Final With Preliminary Plan:** [C8J-2014-0131.2A - Bear Creek Crossing Phase 2 - Final Plat](#)
 Location: 12300 Twin Creek Drive, Onion Creek Watershed
 Owner/Applicant: M/I Homes of Austin, LLC
 Agent: LJA Engineering (Brian Faltsek)
 Request: Approval of a final plat out of an approved preliminary plan consisting of 89 total lots on 30.90 acres.
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
 Single Office: Travis County-City of Austin
6. **Preliminary Subdivision:** [C8J-2018-0065 - Lagos Austin Preliminary Plan Section 1](#)
 Location: 11215 North FM 973 Road, Gilleland Creek Watershed
 Owner/Applicant: 706 Investment Partnership. LT (Danny Burnett)
 Agent: Kimley-Horn (Luke Caraway)
 Request: Approval of a preliminary plan consisting of 374 total lots on 149.31 acres.
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
 Single Office: Travis County-City of Austin
7. **Preliminary Subdivision:** [C8-2018-0181 - Cascades At Onion Creek West; District 5](#)
 Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed
 Owner/Applicant: Onion Associates, Ltd. (Carolyn Beckett)
 Agent: LJA Engineering (Jeremy Reyes)
 Request: Approve a preliminary subdivision of 6 lots on 99.68 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
8. **Final Plat out of Approved Preliminary Plan:** [C8J-2009-0142.02.8A - Estancia Hill Country Subdivision, Phase 7](#)
 Location: Estancia Parkway South of Camino Vaquero Parkway, Onion Creek Watershed
 Owner/Applicant: SLF III-Onion Creek LP (Ocie Vest)
 Agent: Land Dev Consulting, LLC (Shervin Nooshin)
 Request: Approval of the Estancia Hill Country Subdivision, Phase 7 Final Plat consisting of the ROW for Estancia Parkway and Avenida Mercado Street.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office

Facilitator: [Adam Fiss](#), 512-974-1684
 Attorney: [Chad Shaw](#), 512-974-2671
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9. **Final Plat-Resub:** [C8-2019-0124.0A - Price Tract \(Withdraw / Resubmittal of C8-2018-0098.0A\); District 1](#)
Location: 7651 Delwau Lane, Boggy Creek Watershed
Owner/Applicant: Everett Charles Price, Jr.
Agent: Dunaway/Urban Design Group (Vanessa Mendez)
Request: Approval of Price Tract (Withdraw / Resubmittal of C8-2018-0098.0A) composed of 1 lot on 9.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat:** [C8-2019-0121.0A - Sherman Gregory Bart Subdivision; District 7](#)
Location: 13700 Pansy Trail, Walnut Creek Watershed
Owner/Applicant: GBS Industrial Park, LLC (Bart Sherman)
Agent: LOC Consultants Civil Division, Inc. (Sergio Lozano)
Request: Approval of the Sherman Gregory Bart Subdivision composed of 2 lots on 4.06 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat:** [C8J-2019-0123.0A - Bayer Commercial](#)
Location: 9104 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Decker Lake Property LLC (Jimmy Bayer)
Agent: Landmark Eng. (Javier Barajas)
Request: Approval of Bayer Commercial composed of 1 lot on 16.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat:** [C8-2019-0132.0A - Aura Avery Ranch; District 6](#)
Location: 13100 Avery Ranch Boulevard, Buttercup Creek Watershed
Owner/Applicant: State of Texas – TxDOT (Stephen Dodge)
Agent: Jones Carter (Gemsong Ryan)
Request: Approval of Aura Avery Ranch composed of 1 lot on 15.994 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat:** [C8J-2019-0131.0A - Aus-Tex Acres](#)
Location: 11105 Aus Tex Acres Lane, Gilleland Creek Watershed
Owner/Applicant: Aus-Tex Properties, LLC
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of Aus-Tex Acres composed of 1 lot on 6 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

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- 14. Final Plat - [C8-2019-0126.0A - Parker Creek Ranch Phase Four; District 1](#)
Previously Unplatted:**
 Location: 7620 Decker Lane, Walnut Creek Watershed
 Owner/Applicant: Russell and Jeanne Parker
 Agent: BGE (Brian Grace)
 Request: Approval of the Parker Creek Ranch Phase Four Final Plat composed of 106 lots on 29.54 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - [C8-2019-0120.0A - Decker and 290 East Subdivision; District 1](#)
Resubdivision:**
 Location: 9921-1/2 East US 290 Highway Service Road Eastbound, Gilleland Creek Watershed
 Owner/Applicant: Decker Land Holdings, LP. (Don Glatthorn)
 Agent: Stantec Consulting Services Inc. (Lance Oriti)
 Request: Approval of the Decker and 290 Subdivision composed of 5 lots on 66.3 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - [C8-2019-0133.0A - Highland Park West, Final Resubdivision Lot 9 BKR; District 10](#)
Resubdivision:**
 Location: 4616 Crestway Drive, Taylor Slough North Watershed
 Owner/Applicant: Jon Hughes
 Agent: Elizondo and Associates Land Surveying (Henry Elizondo)
 Request: Approval of the Highland Park West, Final Resubdivision Lot 9 BKR composed of 3 lots on 0.675 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. 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

E. 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.

Facilitator: [Adam Fiss](#), 512-974-1684
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F. COMMITTEE REPORTS & WORKING GROUPS

[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](#)

(Commissioners Aguirre, Goff 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.

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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