



ZONING & PLATTING COMMISSION AGENDA

Tuesday, October 1, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, October 1, 2019, 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 September 17, 2019.

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), (512)974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

1. **Zoning:** [C14-2019-0117 - The Coffeehouse at Slaughter Lane; District 2](#)
Location: 648 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Najib Wehbe and Charles F. Wehbe
Agent: South Llano Strategies (Josiah Stevenson)
Request: I-RR to GR
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

2. **Zoning:** [C14-2019-0082 - Rosales Residence; District 2](#)
Location: 3012 and 3014 Meldrum Road, Colorado River Watershed
Owner/Applicant: Fernando Rosales Ruiz
Agent: Villalva Consultants (George Villalva)
Request: I-SF-2 to GR
Staff Rec.: **Recommendation of LO-MU**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

3. **Rezoning:** [C14-2019-0100 - 7505 Cooper Lane; District 2](#)
Location: 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Estate of Nelma Mueller (Donnie Carter and Darlene Graber, Independent Executors); Donnie Carter
Agent: David Weekley Homes (Evan Caso)
Request: DR; SF-2 to SF-6
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

4. **Rezoning:** [C14-2019-0113 - 11408 Antler Lane; District 6](#)
Location: 11408 Antler Lane, Bull Creek Watershed
Owner/Applicant: Daniel Murphy
Agent: Coats Rose (John M. Joseph)
Request: DR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

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

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

5. **Zoning:** [C14-2019-0116 - 11586 Jollyville Road; District 10](#)
Location: 11586 Jollyville Road, Bull Creek Watershed
Owner/Applicant: Jollyville HQ, LLC (Kevin Lange)
Agent: Armbrust & Brown, PLLC (Michael Gaudini)
Request: I-SF-2 to GO-CO
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
6. **Rezoning:** [C814-96-0003.15 - Pioneer Crossing PUD Amendment #15; District 1](#)
Location: 10930 Defender Trail, Sprinkle Cut Off Road and Samsung Boulevard,
Samsung Boulevard and East Braker Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Matt Tenner)
Agent: McLean & Howard LLP (Jeffrey Howard)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
7. **Final Plat with Preliminary:** [C8J-2018-0078.1A - Preserve At Oak Hill](#)
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John C. Kuhn
Agent: Jamison Civil Engineering LLC (Steve Jamison)
Request: Approve a final plat out of an approved preliminary plan for 19 lots on
30.81 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
8. **Final Plat:** [C8-2018-0133.0A - Vineyard Austin; District 7](#)
Location: 13614 Metric Blvd., Walnut Creek Watershed
Owner/Applicant: Catossa Springs Partners, LP
Agent: Gray Engineering, Inc. (Will Wheeler, P.E.)
Request: Approval of the final plat composed of two lots on 11.259 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

9. **Preliminary Plan:** [C8J-2018-0050 - Orchard Ranch Preliminary Plan](#)
Location: 11070 Fitzhugh Rd., Slaughter Creek/Barton Creek Watersheds-Barton Springs Zone
Owner/Applicant: Clayton Properties Group Inc.
Agent: Dannenbaum Engineering (John D. Hines, P.E)
Request: Approval of the preliminary plan composed of 68 lots on 82.69 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
10. **Preliminary Plan:** [C8-2018-0165 - Cascades at Onion Creek East; District 5](#)
Location: 11601 S. IH-35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC / Trifurcate Realty, LLC
Agent: LJA Engineering (Brian W. Faltesek, P.E)
Request: Approval of the preliminary plan composed of 459 lots on 117.18 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
11. **Preliminary Plan:** [C8-2018-0172 - Ambition Park; District 1](#)
Location: 2507-1/2 Ferguson Lane, Little Walnut Creek Watershed
Owner/Applicant: Tuscany Park LLC (Jill Rogers)
Agent: Bryan Roby (Austin Civil Engineering)
Request: Approval of Ambition Park, a preliminary plan comprised of 29 lots on 30.5 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
12. **Preliminary Plan:** [C8J-2017-0277 - Barton Creek Section K, L and O Preliminary Plan](#)
Location: 3101 Lost Creek Blvd., Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Stratus Properties
Agent: John Clark (LJA Engineering)
Request: Approval of the Barton Creek Section K, L and O Preliminary Plan consisting of 92 lots and associated right-of-way on 495.10 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

- 13. Preliminary Plan:** [C8-2019-0033 - Pioneer Hill Apartments; District 1](#)
Location: 1420 Dessau Rd., Walnut Creek Watershed
Owner/Applicant: Scott Morse
Agent: Gemsong Ryan (Jones and Carter)
Request: Approval of the Pioneer Hill Apartments Preliminary Plan consisting of two lots and associated right-of-way on 29.33 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
- 14. Final Plat:** [C8-2019-0015.0A - SOCO II Subdivision; District 2](#)
Location: 8100 S. Congress Ave., South Boggy Creek Watershed
Owner/Applicant: Chris Clark and Roni Clark
Agent: LJA Engineering, Michael P. Porvaznik, P.E.
Request: Applicant is requesting to create a one lot subdivision out of three, previously unplatted tracts.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 15. Final Plat:** [C8-2019-0025.0A - Bluff Plaza Final Plat; District 2](#)
Location: 4400 E. William Cannon Dr., Williamson Creek Watershed
Owner/Applicant: LDG Development, LLC (Frank Leist)
Agent: Steven Buffum, P.E. (Costello, Inc.)
Request: Applicant proposes to plat lot for future commercial development and all associated improvements.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 16. Resubdivision:** [C8-2019-0018.0A - Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8 and Lot 6, Tom H. Dunnahoo Subdivision; District 2](#)
Location: 9006 Cullen Ln., Onion Creek Watershed
Owner/Applicant: LG Slaughter and Cullen, LLC, LG Slaughter Austin, LLC and Retail Pad Sites, LLC
Agent: Kimley-Horn, Andrew Evans, P.E.
Request: Applicant is requesting to resubdivide previously platted lots in order to create a three lot commercial subdivision.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 17. Code Amendment:** [Atlas 14](#)
Request: Discuss and consider an ordinance amending Title 25 and Title 30 of the City Code related to floodplain regulations.
Staff: [Kevin Shunk](#), Watershed Engineering Division Manager, Watershed Protection Department, (512) 974-9176

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), (512)974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

D. PRESENTATIONS

1. [Parks and Recreation Department Long Range Plan](#)

Discuss and consider recommending the Parks and Recreation Department Long Range Plan for Land, Facilities and Programs. Staff: [Kim McKnight](#), Environmental Conservation Program Manager, Parks and Recreation Department, (512) 974-9478
(Sponsors: Commissioner King; Commissioner Goff)

E. ITEMS FROM THE COMMISSION

2. **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 & 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 Tatkov)

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: [Cesar Zavala](#), 512-974-3404

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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