



ZONING & PLATTING COMMISSION AGENDA

Tuesday, October 15, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, October 15, 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](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)
[Abigail Tatkov](#)
Vacant (District 3)

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

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from October 1, 2019.

Facilitator: [Anaiah Johnson](#) 512-974-2932
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0121 - Dawson Rezoning; District 5](#)
Location: 7731 Manchaca Road, South Boggy Creek Watershed
Owner/Applicant: Mary M. Stinson
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: DR to GO-MU
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Preliminary Plan:** [C8-2018-0176 - Pioneer Hill Sections 5 & 6 Preliminary Plan; District 1](#)
Location: 1501-1/2 Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Applicant is proposing the creation of a single-family residential subdivision with street, drainage, water quality and utilities with associated improvements.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), 512-974-2664,
Development Services Department
- 3. Final Plat:** [C8-2017-0147.4A - Cantarra 1 North, Section 10; District 1](#)
Location: 13641 Cantarra Drive, Gilliland Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: BGE, Inc. (Chris Rawls)
Request: Approval of Cantarra 1 North, Section 10, a small lot plat comprised of 39 lots on 7.14 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department
- 4. Final Plat with Preliminary Plan:** [C8J-2018-0160.1A - Bratton II Final Plat](#)
Location: 15720 Bratton Lane, Walnut Creek and Gilleland Creek Watersheds
Owner/Applicant: WLH Communities - Texas, LLC
Agent: LJA Engineering, Inc.
Request: Approval of Bratton II Final Plat, consisting of two multi-family/condominium lots on 20.55 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434,
Single Office

Facilitator: [Anaiah Johnson](#) 512-974-2932
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Resubdivision:** [C8-2018-0202.0A - Resubdivision of Lot 2, Block G of The Parke - Phase C; District 6](#)
Location: 11920 Wilson Parke Ave., Lake Travis Watershed
Owner/Applicant: SAS Institute Inc. (James H. Goodnight)
Agent: Big Red Dog, a division of WGI (Bradley J. Lingvai, P.E.)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 81.50 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
6. **Resubdivision:** **C8-2018-0180.0A - Lakeshore Addition Resubdivision; District 10**
Location: 3005 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Dorris Miller, Attorney-in-Fact
Agent: Permit Partners, Jennifer Hanlen
Request: Approval of the resubdivision of Lots 66, 67 and 68 of the Lakeshore Addition on 2.497 acres.
Staff Rec.: **Pulled, no action required**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
7. **Final Plat with Preliminary Plan:** [C8-2019-0033.1A - 1420 Dessau Rd.; District 1](#)
Location: 1420 Dessau Road, Walnut Creek Watershed
Owner/Applicant: FC Morse, Jr.
Agent: Jones and Carter, Gemsong Ryan
Request: Approval of the final plat out of an approved preliminary plan for Pioneer Hill Apartments on 29.33 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

C. 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

D. 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: [Anaiah Johnson](#) 512-974-2932
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

E. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nomination

Discussion and nomination of a Zoning and Platting Commission member to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee.

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 and King)

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

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: [Anaiah Johnson](#) 512-974-2932

Attorney: [Lee Simmons](#), 512-974-2107

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

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