



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, November 5, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, November 5, 2019 at Austin City Hall, Boards and Commissions Room  
[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 15, 2019.

Facilitator: [Jeremy Siltala](#), 512-974-2945  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. PUBLIC HEARINGS

1. **Rezoning:** [\*\*C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2\*\*](#)  
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: PUD to PUD, to change conditions of zoning  
Staff Rec.: **Request for indefinite postponement by the Staff**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
  
2. **Zoning and Rezoning:** [\*\*C14-2019-0109 - Messinger Tract Rezoning; District 5\*\*](#)  
Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed  
Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust  
Agent: Thrower Design (Ron Thrower)  
Request: I-RR; RR to SF-6  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
  
3. **Rezoning:** [\*\*C14-2019-0134 - 10302 Old Manchaca Road; District 5\*\*](#)  
Location: 10302 Old Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: John Noell  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
  
4. **Zoning:** [\*\*C14-2019-0124 - Ramendu Complex at Lyndon Lane; District 6\*\*](#)  
Location: 12303 Morris Road, Lake Creek Watershed  
Owner/Applicant: Ramendu Complex at Lyndon Lane (Amar Gulhane)  
Agent: Thos Watts Planning (Thos B. Watts)  
Request: I-RR to SF-6  
Staff Rec.: **Recommendation of SF-3**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Facilitator: [Jeremy Siltala](#), 512-974-2945  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Rezoning:** [C14-2019-0131 - Covert Ford; District 10](#)  
Location: 11514 Research Boulevard Southbound Service Road, Bull Creek Watershed  
Owner/Applicant: D.R. Brothers Management, LLC (Rox B. Covert, Duke M. Covert, and Danay C. Covert)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LO to GR  
Staff Rec.: **Not Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
6. **Zoning:** [C14-2019-0115 - 9701 Dessau Rd; District 1](#)  
Location: 9701 Dessau Road, Little Walnut Creek Watershed  
Owner/Applicant: HPI Real Estate Management, Inc. (Christopher E. Baslish)  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: I-RR to LI-CO  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
7. **Final Plat:** [C8J-2019-0038.0A - Decker Lofts](#)  
Location: 9000 Decker Lane, Decker Creek Watershed  
Owner/Applicant: Danish Ali  
Agent: Pape-Dawson Engineers, Inc. (Sarah Ulusoy)  
Request: Approval of Decker Lofts, a one lot plat comprised of one multi-family lot on 11.60 acres.  
Staff Rec.: **Recommended**  
Staff: [Paul Scoggins](#), 512-854-7619  
Single Office
8. **Final Plat with Preliminary Plan:** [C8-2018-0176.1A - Subdivision Plat of Pioneer Hill Section 5; District 1](#)  
Location: 10017-1/2 Dessau Rd, Walnut Creek Watershed  
Owner/Applicant: DRH Land Opportunities I, Inc. (Kevin Pape)  
Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)  
Request: Approval of Pioneer Hill Section 5 Subdivision consisting of 130 residential lots, 3 greenbelt, 1 park and 2 drainage lots and their associated drainage, water quality, streets and utilities on 26.20 acres.  
Staff Rec.: **Recommended**  
Staff: [Joey de la Garza](#), 512-974-2664  
Development Services Department

Facilitator: [Jeremy Siltala](#), 512-974-2945  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

9. **Site Plan:** [SPC-2019-0078C - Solera Reserve; District 10](#)  
Location: 6401 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets, LTD & Champion-Meier Assets, LTD  
Agent: Kimley-Horn and Associates (Joel Wixson)  
Request: Conduct a public hearing with no action for a Hill Country Roadway site plan.  
Staff Rec.: **Public Hearing Only - Recommendation Not Applicable at This Time**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department
10. **Site Plan Hill Country Roadway Variance:** [SPC-2019-0078C - Solera Reserve; District 10](#)  
Location: 6401 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets, LTD & Champion-Meier Assets, LTD  
Agent: Kimley-Horn and Associates (Joel Wixson)  
Request: Approve a variance from the Hill Country Roadway Regulations regarding allowable Floor-to-Area (FAR) on slopes (LDC § 25-2-1122).  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department
11. **Amendment to Settlement Agreement:** [Champion Compromise Settlement Agreement; District 10](#)  
Location: 6400 City Park Road, West Bull Creek Watershed  
Request: Discuss and consider recommendation of an amendment to the Champion Compromise Settlement Agreement to exclusively modify cut and fill requirements on Tract 3 that reduce environmental impacts as directed by the City Council.  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department
12. **Preliminary Plan:** [C8J-2008-0048.01 - Eastwood Preliminary Plan Revision 1](#)  
Location: South FM 973 Road, Wilbarger Creek Watershed  
Owner/Applicant: Cyclone Development, Inc. (John S. Lloyd)  
Agent: Randall Jones & Associates Engineering, Inc. (Israel Ramirez, P.E.)  
Request: Approval of the Eastwood Preliminary Plan Revision 1 composed of 664.5 acres on 2,310 lots.  
Staff Rec.: **Disapproval**  
Staff: [Joe Arriaga](#), 512-854-7562  
Single Office

Facilitator: [Jeremy Siltala](#), 512-974-2945  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **C. NEW BUSINESS**

### **1. 2020 Zoning and Platting Commission Meeting Schedule**

Discussion and possible action to adopt the Zoning and Platting Commission 2020 meeting schedule.

## **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.*

## **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, King and Ray)

### 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: [Jeremy Siltala](#), 512-974-2945

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

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

## **SPEAKER TESTIMONY TIME ALLOCATION**

### **PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	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**

<b>January 15, 2019</b>	<b>July 2, 2019</b>
<b>January 29, 2019</b>	<b>July 16, 2019</b>
<b>February 5, 2019</b>	<b>August 6, 2019</b>
<b>February 19, 2019</b>	<b>August 20, 2019</b>
<b>March 5, 2019</b>	<b>September 3, 2019</b>
<b>March 19, 2019</b>	<b>September 17, 2019</b>
<b>April 2, 2019</b>	<b>October 1, 2019</b>
<b>April 16, 2019</b>	<b>October 15, 2019</b>
<b>May 7, 2019</b>	<b>November 5, 2019</b>
<b>May 21, 2019</b>	<b>November 19, 2019</b>
<b>June 4, 2019</b>	<b>December 3, 2019</b>
<b>June 18, 2019</b>	<b>December 17, 2019</b>