



ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 17, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, December 17, 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 December 3, 2019.

B. PUBLIC HEARINGS

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 1. Rezoning:** [C14-2019-0143 - C14H-01-0104 - Matthew Brown Homestead; District 5](#)

Location: 10140 Old San Antonio Road, Slaughter Creek Watershed

Owner/Applicant: City of Austin - Parks and Recreation Department (Scott Grantham)

Agent: City of Austin - Planning and Zoning Department (Wendy Rhoades)

Request: GR-MU-H-CO (Tract 1); GR-CO (Tract 2) to P-H (Tract 1); P (Tract 2)

Staff Rec.: **Recommended**

Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-88-0001.12 - Davenport West PUD Amendment 12](#)

Location: 4417 Westlake Drive, St. Stephens Creek

Owner/Applicant: Michael and Susan Dell Foundation

Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)

Request: Approval of substantial amendment to Davenport West PUD, Amendment 12, increasing allowable non-residential floor area by 29,090 square feet for proposed office on Lot 17, Block E, Tract F.

Staff Rec.: **Recommended**

Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department
- 3. Rezoning:** [C14-2019-0146 - Far West](#)

Location: 3525 Far West Blvd., Shoal Creek Watershed

Owner/Applicant: Frost National Bank (Ross Wood)

Agent: Drennan Group (Amanda Swor)

Request: Approve GR-V to permit 40,000 sq. ft. commercial building

Staff Rec.: **Recommended**

Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department
- 4. Final Plat from Approved Preliminary Plan:** [C8-2018-0176.2A - Pioneer Hill Section 6 Final Plat; District 1](#)

Location: 10017-1/2 Dessau Road, Walnut Creek Watershed

Owner/Applicant: Continental Homes of Texas, LP

Agent: Pape-Dawson Engineers (Terry S. Reynolds)

Request: Approval of Pioneer Hill Section 6 subdivision consisting of 154 single family lots, 1 parkland lot, 1 drainage lot and 2 greenbelt lots with associated street, drainage, water quality and utility improvements on 76.25 acres.

Staff Rec.: **Recommended**

Staff: [Joey de la Garza](#), 512-974-2664
Development Services Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Hill Country Roadway Site Plan (Revision):** [SPC-2017-0372C\(R1\) - Parke 27 Phase One \(Revision One\); District 6](#)
Location: 7710 North FM 620 Road, Bull Creek / Lake Travis Watersheds
Owner/Applicant: Parke Properties
Agent: KBGE (Russel F. Tomer)
Request: Approval of a Revision to a previously approved Hill Country Roadway Site Plan for 14 commercial buildings on 27.17 acres to a total of 17 commercial buildings with no change to impervious cover.
Staff Rec.: **Recommended**
Staff: [Randall Rouda](#), 512-734-3338, Development Services Department
6. **Plat Vacation:** [C8-2016-0109.3A \(VAC\) - Partial Vacation of Pioneer Crossing, Section 17; District 1](#)
Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Walter Hoysa (LJA Engineering, Inc.)
Request: Approval of the vacation of Lot 101, Block EE of Pioneer Crossing, Section 17.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
7. **Replat:** [C8-2017-0268.0A - Pioneer Crossing replat; District 1](#)
Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Walter Hoysa (LJA Engineering, Inc.)
Request: Approval of the replat of Lot 101, Block EE of Pioneer Crossing, Section 17, comprised of five lots with a variance to LDC 25-4-171(A).
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
8. **Site Plan:** [SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2](#)
Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed
Owner/Applicant: Phillip Boghosian
Agent: Jeff Howard
Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone
Staff Rec.: **Not Recommended**
Staff: [Jonathan Garner](#), 512-974-1665
Development Services Department

9. **Preliminary Plan:** [C8-2019-0032 - Three Hills Apartments Preliminary Plan; District 5](#)
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
Agent: Jones Carter, Inc. (Gemsong N. Ryan)
Request: Approval of Three Hills Apartments Preliminary Plan which consists of 6 lots on 58.39 acres.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), 512-974-2664
Development Services Department
10. **Final Plat from Approved Preliminary Plan:** [C8-2019-0032.0A - Three Hills Apartments Final Plat; District 5](#)
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
Agent: Jones Carter, Inc. (Gemsong N. Ryan)
Request: Approval of Three Hills Apartments Final Plat with approved Preliminary Plan which consists of 6 lots on 58.39 acres.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), 512-974-2664
Development Services Department
11. **Plat Vacation:** [C8S-74-028 \(VAC\) - McAngus Road Addition](#)
Location: McAngus Road, Dry Creek East
Owner/Applicant: City of Austin - Craig Russell
Agent: Dunaway Associates (June Routh)
Request: Approval of total vacation of McAngus Road Addition consisting of 2 lots on 2.89 acres
Staff Rec.: **Recommended**
Staff: [Paul Scoggins](#), 512-854-7619
Single Office
12. **Plat Vacation:** [C8S-76-177 \(VAC\) - Towery Oak Addition](#)
Location: McAngus Road, Dry Creek East
Owner/Applicant: City of Austin - Craig Russell
Agent: Dunaway Associates (June Routh)
Request: Approval of total vacation of Towery Oak Addition consisting of 1 lot on 0.50 acres.
Staff Rec.: **Recommended**
Staff: [Paul Scoggins](#), 512-854-7619
Single Office

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 13. Preliminary Plan:** [C8-2018-0146 - Fort Dessau West](#)
Location: 1208 E. Howard Lane, Harris Branch
Owner/Applicant: Ruth May Mulenex, Executor of Estate
Agent: LandDev Consulting (Keith Parkan, P.E.)
Request: Approval of the preliminary plan composed of 149 lots on 57.638 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 14. Final Plat from Preliminary Plan:** [C8-2018-0146.1A - Fort Dessau West](#)
Location: 1208 E. Howard Lane, Harris Branch
Owner/Applicant: Ruth May Mulenex, Executor of Estate
Agent: LandDev Consulting (Keith Parkan, P.E.)
Request: Approval of the final plat composed of 149 lots on 57.638 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

C. BRIEFING

- 1. [Housing Displacement Mitigation Strategies](#)**
Briefing regarding Housing Displacement Mitigation Strategies. Staff: Johnathan Tomko, (512) 974-1057; Nefertiti Jackmon, (512) 974-3196. Neighborhood Housing and Community Development

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](#)

Facilitator: [Wendy Rhoades](#), 512-974-7719

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

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

(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: [Wendy Rhoades](#), 512-974-7719

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

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