



ZONING & PLATTING COMMISSION AGENDA

Tuesday, January 7, 2020

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, January 7, 2020 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary
[Nadia Barrera-Ramirez](#)
[Timothy Bray](#)
[Ann Denkler](#) - Parliamentarian
[Jim Duncan](#) – Vice-Chair
[Bruce Evans](#)

[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

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 17, 2019.

Facilitator: Heather Chaffin, 512-974-2122
Attorney: Nicolas Parke, 512-974-6463
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0158 - Alonti Catering; District 5](#)
Location: 3421 West William Cannon Drive, Suite 115, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Cannon Oaks, LLC (Timothy Timmerman)
Agent: Lenworth Consulting, LLC (Nash Gonzales)
Request: GR to CS-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C814-88-0001.12 - Davenport West PUD Amendment 12; District 10](#)
Location: 4417 Westlake Drive, St. Stephens Creek Watershed
Owner/Applicant: Michael and Susan Dell Foundation (Anand Srinivasan)
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
Request: PUD to PUD, to change a condition of zoning and allow additional office building
Staff Rec.: **Recommended**
Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department
- 3. Rezoning:** [C14-2019-0137 - Delwau RV Park; District 1](#)
Location: 7715 Delwau Lane, Boggy Creek and Colorado River Watersheds
Owner/Applicant: Delwau LLC (Noah Zimmerman)
Agent: South Llano Strategies (Glen Coleman)
Request: SF-2 to CS-MU
Staff Rec.: **Recommendation of CS-MU-CO, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Rezoning:** [C14-2019-0103 - 9100 US-290 East; District 1](#)
Location: 9100 US 290 East, Walnut Creek Watershed
Owner/Applicant: COCO04 Austin TX, LP c/o Gladstone Commercial Corp
Agent: Drenner Group PC (Dave Anderson)
Request: LI-CO to CS-CO
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: Heather Chaffin, 512-974-2122
Attorney: Nicolas Parke, 512-974-6463
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **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: Gemsong N. Ryan, P.E. (Jones Carter, Inc.)
 Request: Request is for the approval of Three Hills Apartments Preliminary Plan which will develop a 58.39 ac previously un-platted tract into 3 lots for multifamily use (48.82 ac), 1 lot for ROW (4.89 ac) and 2 lots for parkland (4.68 ac) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.
 Staff Rec.: **Recommended**
 Staff: [Joey de la Garza](#), 512-974-2664
 Development Services Department
6. **Final Plat with 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: Gemsong N. Ryan, P.E. (Jones Carter, Inc.)
 Request: Request is for the approval of Three Hills Apartments Final Plat which will develop a 58.39 ac previously un-platted tract into 3 lots for multifamily use (48.82 ac), 1 lot for ROW (4.89 ac) and 2 lots for parkland (4.68 ac) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.
 Staff Rec.: **Recommended**
 Staff: [Joey de la Garza](#), 512-974-2664
 Development Services Department
7. **Site Plan:** [SP-2018-0565D - Ventura at Parmer Lane](#)
 Location: 8407 E. Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Dominion Development Acquisitions, LLC
 Agent: Kevin Burks (Kimley-Horn)
 Request: Request to vary Land Development Code 25-8-261 to allow a private driveway to cross a critical water quality zone; request to vary Land Development Code 25-8-341 to allow cut in excess of four feet within 100 feet of a classified waterway; request to vary Land Development Code 25-8-342 to allow fill in excess of four feet within 100 feet of a classified waterway.
 Staff Rec.: **Not Recommended**
 Staff: [Jonathan Garner](#), 512-974-1665
 Development Services Department

C. PRESENTATION

1. [Housing Displacement Mitigation Strategies](#)

Presentation and possible adoption of recommendations to be forwarded to Council 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

a. Nonconforming Properties in CodeNEXT v4 ; 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: Heather Chaffin, 512-974-2122

Attorney: Nicolas Parke, 512-974-6463

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 7, 2020	July 7, 2020
January 21, 2020	July 21, 2020
February 4, 2020	August 4, 2020
February 18, 2020	August 18, 2020
March 3, 2020	September 1, 2020
March 31, 2020	September 15, 2020
April 7, 2020	October 6, 2020
April 21, 2020	October 20, 2020
May 5, 2020	November 4, 2020
May 19, 2020	November 17, 2020
June 2, 2020	December 1, 2020
June 16, 2020	December 15, 2020