



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, February 4, 2020**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, February 4, 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](#)

Vacant (District 4)

### **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 January 21, 2020.

Facilitator: Mark Graham, 512-974-3574  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0155 - 4011 Convict Hill Rezoning; District 8](#)  
Location: 4011 Convict Hill Road, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Devch, LP (Rick C. Anderson)  
Agent: LOC Consultants (Sergio Lozano)  
Request: SF-2 to SF-6  
Staff Rec.: **Recommendation of SF-5, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
- 2. Rezoning:** [C14-2019-0145 - HEB #17; District 10](#)  
Location: 10710 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: Regency Centers, LP (Patrick Krejs)  
Agent: Big Red Dog (Kendall Hackney, EIT)  
Request: LO-CO to GR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
- 3. Rezoning:** [C14-2019-0169 - 4001 Parmer; District 7](#)  
Location: 4001 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: 4001 Creative Offices, LLC (Ellis Winstanley, Manager)  
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)  
Request: GR-CO to GO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
- 4. Rezoning:** [C14-2019-0159 - Arboretum Lot 9; District 10](#)  
Location: 9401 Arboretum Boulevard, Bull Creek Watershed  
Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman  
Agent: Drenner Group, PC (Amanda Swor)  
Request: GR, CS, CS-1 to GR-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
- 5. Rezoning:** [C14-2019-0165 - 6207 Ross Road; District 2](#)  
Location: 6207 Ross Road, Dry Creek East Watershed  
Owner/Applicant: Webhe Properties (Najib Webhe)  
Agent: South Llano Strategies (Glen Coleman)  
Request: SF-4A to LR-MU and MF-4  
Staff Rec.: **Recommendation of LR-MU and MF-3**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Planning and Zoning Department

Facilitator: Mark Graham, 512-974-3574

Attorney: [Erika Lopez](#), 512-974-3588

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

6. **Site Plan:** [SP-2018-0565D - Ventura at Parmer Lane, ETJ](#)  
 Location: 8407 E. Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: Dominion Development Acquisitions, LLC  
 Agent: Kimley-Horn and Assoc. (Kevin Burks)  
 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, Jonathan.Garner@austintexas.gov  
 Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov  
 Development Services Department
7. **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, jonathan.garner@austintexas.gov  
 Atha Phillips, Watershed Protection Department, atha.phillips@austintexas.gov  
 Development Services Department
8. **Site Plan:** [SPC-2019-0090C - Malone Amenity Center; District 5](#)  
 Location: 1210 Diggy Drive, Slaughter Creek Watershed  
 Owner/Applicant: Lennar Homes of Texas Land Construction Ltd.  
 Agent: LJA Engineering, Inc. (Brian Faltsek)  
 Request: Conditional Use Permit to allow community recreation (private) in an I-SF-4A zoning district  
 Staff Rec.: **Recommended**  
 Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov  
 Development Services Department

9. **Site Plan:** [SPC-2019-0197C - Ballantyne Amenity Center; District 7](#)  
 Location: 15012 Spring Hill Lane, Harris Branch Watershed  
 Owner/Applicant: The Crossing at Wells Branch, LLC (David Blackburn)  
 Agent: Blackburn Communities, LLC (David Blackburn)  
 Request: Conditional Use Permit to allow community recreation (private) in an SF-4A zoning district; request compatibility setback waiver to 25-2-1063 to allow driveway and parking area in 25' compatibility setback  
 Staff Rec.: **Recommend both conditional use and compatibility waiver**  
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov  
 Development Services Department
10. **Final Plat with Preliminary:** [C8-2018-0217.1A - Colton Bluff Phase 1; District 2](#)  
 Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
 Owner/Applicant: KB Home Lonestar (John Zinsmeyer)  
 Agent: Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)  
 Request: Approve a final plat out of an approved preliminary plan for 182 lots on 44.70 acres (a small lot subdivision).  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department
11. **Final Plat with Preliminary:** [C8-2018-0181.1A - Cascades At Onion Creek West, Phase One; District 5](#)  
 Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: Trifurcate Realty, LLC (Craig Dunagan)  
 Agent: LJA Engineering, Inc. (Brian Faltsek)  
 Request: Approve a final plat out of an approved preliminary plan for 5 lots on 88.2224 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 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
2. [Housing Displacement Mitigation Strategies](#)  
 Discussion and possible adoption of recommendations to be forwarded to Council regarding Housing Displacement Mitigation Strategies.

Facilitator: Mark Graham, 512-974-3574  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **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.*

## **E. 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: Mark Graham, 512-974-3574

Attorney: [Erika Lopez](#), 512-974-3588

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**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**

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