



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 15, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, October 15, 2019

@ 301 W. 2nd St., Austin, TX 78704

Chair Kiolbassa called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

**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 Tatkow**

One vacancy on the Commission

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.

Mr. Stuart Hersh – Mr. Hersh discussed matters related to the code revision.

A. APPROVAL OF MINUTES

1. Approval of minutes from October 1, 2019.

Motion to approve the minutes from October 1, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkov on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU combining district zoning for C14-2019-0121 - Dawson Rezoning located at 7731 Manchaca Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkov on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0176 - Pioneer Hill Sections 5 & 6 Preliminary Plan located at 1501-1/2 Arborside Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkov on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0147.4A - Cantarra 1 North, Section 10 located at 13641 Cantarra Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkow on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0160.1A - Bratton II Final Plat located at 15720 Bratton Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkow on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0202.0A - Resubdivision of Lot 2, Block G of The Parke - Phase C located at 11920 Wilson Parke Ave., was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkov on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

- 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

No action on this item.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0033.1A - 1420 Dessau Rd. located at 11920 Wilson Parke Ave., located at 1420 Dessau Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Tatkov on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. One vacancy on the commission.

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

Item discussed; disposed without action.

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. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nominations

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.

After closing of nominations, Commissioner Rey elected as a Zoning and Platting Commission member to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee. Vote, **9-0**. One vacancy on the commission. Commissioner Evans off the dais.

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

No report provided.

Comprehensive Plan Joint Committee

(Commissioners: Aguirre, Evans and Smith)

No report provided.

Small Area Planning Joint Committee

(Commissioners Aguirre and King)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

Commissioner Tatkow stated the working group is reviewing displacement mitigations.

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.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, October 15, 2019 at 6:51 p.m.