



ZONING & PLATTING COMMISSION AGENDA

Tuesday, February 18, 2020

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, February 18, 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 February 4, 2020.

Facilitator: [Sylvia Limon](#), 512-974-2767
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0118 - Champions Commercial Development; District 10](#)
Location: 6025 North Capital of Texas Highway Northbound, Bull Creek Watershed
Owner/Applicant: Champion Assets, Ltd. (William Clark Meier)
Agent: Kimley-Horn & Associates, Inc. (Joel Wixson, P.E.)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Request for Indefinite Postponement by Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2020-0001 - Colton Bluff Springs Road; District 2](#)
Location: 6917 Colton Bluff Springs Road, Marble Creek Watershed
Owner/Applicant: BMR Land LLC (William P. McLean)
Agent: McLean & Howard LLP (Jeffrey S. Howard)
Request: RR, SF-4A, SF-4A-CO and LR-MU to MF-3 (Tract 1), GR-MU (Tract 2)
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
- 3. Preliminary Subdivision Plan:** [C8-2018-0171.SH - Goodnight Ranch Phase Two - East; District 2](#)
Location: 9308 Capitol View Drive, Onion and Marble Creek Watersheds
Owner/Applicant: Austin Goodnight Ranch, L.P. (Myra Goepf)
Agent: Landdev Consulting (Greg Fortman)
Request: Approve a preliminary subdivision for 290 lots on 89.526 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
[Ann DeSanctis](#), 512-974-3102
Development Services Department
- 4. Preliminary Subdivision Plan:** [C8-2019-0057 - Pearson Ranch East Preliminary Plan; District 6](#)
Location: 14320 North FM 620 Road Southbound, Lake Creek Watershed
Owner/Applicant: Ivalene Pearson Banks (Top Hat Holdings, LLC)
Agent: Paul W. Linehan (Land Strategies, Inc.)
Request: Approve preliminary subdivision for 24 lots on 155.8 acres.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), 512-974-2664
Development Services Department

Facilitator: [Sylvia Limon](#), 512-974-2767

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

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

5. **Site Plan:** [SP-2019-0189D - Xspace Group](#)
 Location: 4229 North FM 620, Lake Austin Watershed
 Owner/Applicant: Tim Manson (Owner)
 Agent: Michelle Rogerson Lynch (Agent); Steve Ihnen, P.E.
 Request: 1. Request to vary from LDC 25-8-301 to construct a driveway on slopes in excess of 15 percent gradient.
 2. Request to vary from LDC 25-8-342 to allow fill in excess of four feet of depth.
 Staff Rec.: **Recommended, with conditions**
 Staff: [Jonathan Garner](#), 512-974-1665
 Development Services Department
6. **Final Plat with Preliminary:** [C8-2018-0122.1A - East Village Phase 1; District 1](#)
 Location: 3407 East Howard Lane, Harris Branch Watershed
 Owner/Applicant: RH Pioneer North LLC (Gordon Reger)
 Agent: LJA Engineering (Walter Hoysa)
 Request: Approval of the East Village Phase 1 final plat, comprised of 204 lots on 49.37 acres
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
7. **Final Plat with Preliminary:** [C8-2017-0307.3A - The Vistas of Austin, Section 4; District 4](#)
 Location: 1834 Old Lockhart Road, Rinard Creek Watershed
 Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
 Agent: BGE, Inc (Jacob Kondo)
 Request: Request approval of the final plat of Vistas of Austin, Section 4, comprised of 156 lots. The plat contains 153 residential lots, two drainage lots and one park lot.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
8. **Final Plat from approved Preliminary:** [C8-2016-0109.7A - Pioneer Crossing East, Section 18; District 1](#)
 Location: Sprinkle Road, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas (Matthew Trenner)
 Agent: Longaro Clarke, LP (Walter Hoysa, P.E.)
 Request: Approve a final plat consisting of 145 lots on 26.59 acres
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

Facilitator: [Sylvia Limon](#), 512-974-2767

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

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

- 9. 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
Planning and Zoning Department

C. NEW BUSINESS

1. [Initiation of Zoning change for property associated with C814-96-0003.14, Pioneer Crossing PUD Amendment #14](#)
Consider and approve initiation of a zoning change for the property located at 3124 East Parmer Lane and associated with C814-96-0003.14, Pioneer Crossing PUD Amendment #14, to correct an error in Ordinance No. 20191017-064. Staff: [Sherri Sirwaitis](#), 512-974-3057, Planning and Zoning Department
2. [Initiation of a Zoning change for property associated with C14-2017-0043](#)
Consider and approve initiation of a zoning change for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane from P to SF-2, and from SF-4A-CO to P, and associated with C14-2017-0043, Onion Creek Greenbelt, to correct a mapping error in Ordinance No. 20170615-094. Staff: [Wendy Rhoades](#), 512-974-7719, Planning and Zoning Department

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: [Sylvia Limon](#), 512-974-2767
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

(Commissioners: Aguirre, Evans and Smith)

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

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: [Sylvia Limon](#), 512-974-2767
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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.

2020 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

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|-------------------|--------------------|
| 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 |