

Special Meeting of the Zoning and Platting Commission April 21, 2020

Zoning and Platting Commission to be held April 21, 2020 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers including applicants and representatives must register in advance (Day before the scheduled meeting, April 20, 2020 by Noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the April 21, 2020 Zoning and Platting Commission Meeting, residents must:

- Call or email the board liaison at **512-974-6508** and andrew.rivera@austintexas.gov (the day before the meeting). The information required is the speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, and address, telephone number or email address.
- Once a request to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call providing the telephone number to call on the day of the scheduled meeting.
- Speakers must call in at least 30 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- Handouts or other information may be emailed to andrew.rivera@austintexas.gov by Noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

NOTE: This meeting will be a consent agenda only meeting. All discussion items (cases with known opposition by individuals desiring to provide testimony) will be postponed by the Zoning and Platting Commission to a future meeting date.



ZONING & PLATTING COMMISSION AGENDA

Tuesday, April 21, 2020

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, April 21, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[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)

This meeting will be a consent only agenda meeting. All discussion items (Cases with known opposition by individuals desiring to provide testimony) will be postponed by the Zoning and Platting Commission to a future meeting date.

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

A. APPROVAL OF MINUTES

1. Approval of minutes from March 3, 2020.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)

Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed

Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)

Agent: Alice Glasco Consulting (Alice Glasco)

Request: PUD to PUD, to change conditions of zoning

Staff Rec.: **Request for indefinite postponement by the Staff**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2020-0015 - TechRidge Hotel; District 1](#)

Location: 12316 Tech Ridge Boulevard, Walnut Creek Watershed

Owner/Applicant: Bellflower RR, LLC; Rising Stars GUV, LLC; Bhatt Kunjan; TechRidge Hospitality, LLC; LWR Family Trust of 2015; Techridge Hospitality, LLC
Tech

Agent: Garrett-Ihnen/Bieyl Engineering (Jason Rodgers)

Request: GO and LI to GR

Staff Rec.: **Recommended**

Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** [C14-2020-0002 - Springdale Commons Residences; District 1](#)

Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed

Owner/Applicant: KDKB, LLC (Kanton Labaj)

Agent: Alice Glasco Consulting (Alice Glasco)

Request: GR and MF-2-CO to MF-4, as amended

Staff Rec.: **Recommended**

Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 4. Final Plat from approved Preliminary Plan:** [C8-2017-0291.1A - Wildhorse Ranch Amenity Center; District 1](#)

Location: 10400 East Parmer Lane & Wildhorse Trail, Gilleland Creek Watershed

Owner/Applicant: Texas WH 200, LP / HOM Titan Development

Agent: Kimley-Horn and Associates, Inc. (Josh W. Miksch, P.E.)

Request: Approval of the final plat composed of 1 lot on 8.18 acres.

Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Attorney: [Nicolas Parke](#), 512-974-6463

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

5. **Final Plat from approved Preliminary Plan:** [C8J-2018-0091.1A - Turners Crossing North Phase 1](#)
Location: Approximately 12743 North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
Agent: Kimley-Horn and Associates, Inc. (Josh Miksch)
Request: The request is for approval of Turners Crossing North Phase One Subdivision consisting of 327 lots on 118.861 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Travis County, Single Office
6. **Final Plat with Preliminary:** [C8-2018-0217.2A - Colton Bluff Phase 1A; District 2](#)
Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds
Owner/Applicant: KB Home Lonestar, Inc. (John Zinsmeyer)
Agent: Carlson, Brigance, Doering, Inc. (Brett Pasquarella)
Request: Approve a final plat out of an approved preliminary of one lot on 15.846 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
7. **Final Plat with Preliminary:** [C8-2017-0193.01.1A - East Village; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa)
Request: Approve a final plat out of an approved preliminary of 14 lots on 26.06 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
8. **Final Plat with Preliminary:** [C8-2017-0193.01.2A - East Village Town Center; District 1](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa)
Request: Approve a final plat out of an approved preliminary of 11 lots on 25.39 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Attorney: [Nicolas Parke](#), 512-974-6463

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

9. **Final Plat with Preliminary:** [C8-2018-0122.2A - East Village, Phase 5; District 5](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa)
Request: Approval of the final plat of East Village, Phase 5, comprised of 91 lots on 14.33 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
10. **Preliminary Plan:** [C8-2016-0247 - Pioneer Crossing East Section 19; District 1](#)
Location: East Braker Lane & Samsung Boulevard, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
Agent: LJA Engineering, Inc. (Walter Hoysa)
Request: Approval of the preliminary plan composed of 32 lots on 7.15 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
11. **Preliminary Plan:** [New Growth-related Capital Improvement Projects in Drinking Water Protection Zone](#)
Request: Recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in the 5-year Capital spending plan as required by Financial Policy #8.
Staff Rec.: **Recommended**
Staff: Aurora Pizano, 972-0331, aurora.pizano@austintexas.gov
Austin Water Department

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.