



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, December 17, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, December 17, 2019

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

Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Jim Duncan – Vice-Chair
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith
Abigail Tatkow**

Absent:

Ann Denkler – Parliamentarian

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from December 3, 2019.

Motion to approve the minutes from December 3, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2019-0143 / C14H-01-0104 - Matthew Brown Homestead; District 5**
Location: 10140 Old San Antonio Road, Slaughter Creek Watershed
Owner/Applicant: City of Austin - Parks and Recreation Department (Scott Grantham)
Agent: City of Austin - Planning and Zoning Department (Wendy Rhoades)
Request: GR-MU-H-CO for Tract 1; GR-CO for Tract 2 to P-H for Tract 1; P for Tract 2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of P-H combining district zoning for Tract 1; P district zoning for Tract 2 for C14-2019-0143 / C14H-01-0104 - Matthew Brown Homestead located at 10140 Old San Antonio Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the commission.

- 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
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Approval of an amendment to a previously approved land use plan to allow for additional office square footage.
Staff Rec.: **Recommended, with the conditions of the Environmental Commission**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to January 7, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez. Commissioner Denkler absent. One vacancy on the Commission.

3. **Rezoning:** **C14-2019-0146 – 3525 Far West; District 10**
Location: 3525 Far West Blvd., Shoal Creek Watershed
Owner/Applicant: Frost National Bank (Ross Wood)
Agent: Drennan Group (Amanda Swor)
Request: LR-V; LO-V to GR-V
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of GR-V combining district zoning for C14-2019-0146 – 3525 Far West located at 3525 Far West Blvd., was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

4. **Final Plat from Approved Preliminary Plan:** **C8-2018-0176.2A - Pioneer Hill Section 6 Final Plat; District 1**
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Pape-Dawson Engineers (Terry S. Reynolds)
Request: Approval of Pioneer Hill Section 6 subdivision consisting of 154 single family lots, 1 parkland lot, 1 drainage lot and 2 greenbelt lots with associated street, drainage, water quality and utility improvements on 76.25 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2018-0176.2A - Pioneer Hill Section 6 Final Plat located at 10017-1/2 Dessau Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

5. **Hill Country Roadway Site Plan (Revision):** **SPC-2017-0372C(R1) - Parke 27 Phase One (Revision One); District 6**
Location: 7710 North FM 620 Road, Bull Creek / Lake Travis Watersheds
Owner/Applicant: Parke Properties
Agent: KBGE (Russel F. Tomer)
Request: Approval of a Revision to a previously approved Hill Country Roadway Site Plan for 14 commercial buildings on 27.17 acres to a total of 17 commercial buildings with no change to impervious cover.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-734-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for SPC-2017-0372C(R1) - Parke 27 Phase One (Revision One) located at 7710 North FM 620 Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

- 6. Plat Vacation: C8-2016-0109.3A (VAC) - Partial Vacation of Pioneer Crossing, Section 17; District 1**
- Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Walter Hoysa (LJA Engineering, Inc.)
Request: Approval of the vacation of Lot 101, Block EE of Pioneer Crossing, Section 17.
- Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Atha Phillips, Watershed Protection Department
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2016-0109.3A (VAC) - Partial Vacation of Pioneer Crossing, Section 17 located at 10800-1/2 Sprinkle Cutoff Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

- 7. Replat: C8-2017-0268.0A - Pioneer Crossing replat; District 1**
- Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Walter Hoysa (LJA Engineering, Inc.)
Request: Approval of the replat of Lot 101, Block EE of Pioneer Crossing, Section 17, comprised of five lots with a variance to LDC 25-4-171(A).
- Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2017-0268.0A - Pioneer Crossing replat located at 10800-1/2 Sprinkle Cutoff Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

- 8. 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
Development Services Department

Motion to grant Applicant's request for postponement of this item to January 21, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

- 9. 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: Jones Carter, Inc. (Gemsong N. Ryan)
Request: Approval of Three Hills Apartments Preliminary Plan which consists of 6 lots on 58.39 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Motion to postpone action on this item to January 7, 2020 was approved on the motion by Commissioner Smith, seconded by Vice-Chair Ducan on a vote of 9-0. Commissioner Denkler absent. One vacancy on the Commission.

- 10. Final Plat from C8-2019-0032.0A - Three Hills Apartments Final Plat; District 5**
Approved
Preliminary Plan:
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
Agent: Jones Carter, Inc. (Gemsong N. Ryan)
Request: Approval of Three Hills Apartments Final Plat with approved Preliminary Plan which consists of 6 lots on 58.39 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Motion to grant Staff's request for postponement of this item to January 7, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

11. Plat Vacation: C8S-74-028(VAC) - McAngus Road Addition
Location: McAngus Road, Dry Creek East Watershed
Owner/Applicant: City of Austin – Public Works Department (Craig Russell)
Agent: Dunaway Associates (June Routh)
Request: Approval of total vacation of McAngus Road Addition consisting of 2 lots on 2.89 acres

Staff Rec.: **Recommended**
Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8-2016-0109.3A (VAC) - Partial Vacation of Pioneer Crossing, Section 17 located at 10800-1/2 Sprinkle Cutoff Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

12. Plat Vacation: C8S-76-177(VAC) - Towery Oak Addition
Location: McAngus Road, Dry Creek East Watershed
Owner/Applicant: City of Austin – Public Works Department (Craig Russell)
Agent: Dunaway Associates (June Routh)
Request: Approval of total vacation of Towery Oak Addition consisting of 1 lot on 0.50 acres.

Staff Rec.: **Recommended**
Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8S-76-177(VAC) - Towery Oak Addition located at McAngus Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

13. Preliminary Plan: C8-2018-0146 - Fort Dessau West; District 7
Location: 1208 E. Howard Lane, Harris Branch Watershed
Owner/Applicant: Ruth May Mulenex, Executor of Estate
Agent: LandDev Consulting (Keith Parkan, P.E.)
Request: Approval of the preliminary plan composed of 149 lots on 57.638 acres.

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

Public Hearing closed.

Motion to grant staff's recommendation for C8-2018-0146 - Fort Dessau West located at 1208 E. Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

- 14. Final Plat from Preliminary Plan:** **C8-2018-0146.1A - Fort Dessau West; District 7**
Location: 1208 E. Howard Lane, Harris Branch Watershed
Owner/Applicant: Ruth May Mulenex, Executor of Estate
Agent: LandDev Consulting (Keith Parkan, P.E.)
Request: Approval of the final plat composed of 149 lots on 57.638 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2018-0146.1A - Fort Dessau West located at 1208 E. Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

C. BRIEFING

1. **[Housing Displacement Mitigation Strategies](#)**
Briefing regarding Housing Displacement Mitigation Strategies. Staff: Johnathan Tomko, (512) 974-1057; Nefertiti Jackmon, (512) 974-3196. Neighborhood Housing and Community Development

Item postponed by unanimous consent to January 7, 2020 by the Zoning and Platting Commission. Vote 9-0. Commissioner Denkler absent. One vacancy on the Commission.

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

Item discussed; no action taken.

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)

No report provided

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Aguirre, King and Ray)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

No report provided.

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, December 17, 2019 at 7:06 p.m.