

Regular Meeting of the Zoning and Platting Commission April 6, 2021

Zoning and Platting Commission to be held April 6 2021 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 5 2021 by noon.)**

To speak remotely at the April 6 2021 Zoning and Platting Commission Meeting, residents must:

Preferably email Commission Liaison, Andrew Rivera at andrew.rivera@austintexas.gov or call 512-974-6508 (the day before the meeting). The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. **Must be the number that will be used to call-in.**

Failure to provide the required information by noon April 5, 2021 shall render a request null and void.

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

- Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

- Handouts or other information must be emailed to andrew.rivera@austintexas.gov by 1:00 PM Tuesday April 6 2021. This information will be provided to Commission members in advance of the meeting.

- Residents may watch the meeting here: **<http://www.austintexas.gov/page/watch-atxn-live>**

Time Allotment:

Applicant: 6 minutes and 3 minutes rebuttal.

Speakers: 3 minutes.

Postponement requests must be submitted to the case manager and

Andrew Rivera by 5PM Monday, April 5, 2021

Reunión de la Comisión de Zoning and Platting

Fecha 6 de abril de 2021

La Comisión de Zoning and Platting se reunirá el 6 de abril de 2021 modificaciones de distanciamiento soial.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508
andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunion, 5 de abril de 2021 .)

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 5 de abril de 2021 , la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el día la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a andrew.rivera@austintexas.gov antes de la 1:00 p.m. de 6 de abril de 2021 Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí:
<http://www.austintexas.gov/page/watch-atxn-live>

Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 5 de abril de 2021 de 2021



ZONING & PLATTING COMMISSION AGENDA

Tuesday, April 6, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, April 6, 2021
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) – Vice-Chair
[Timothy Bray](#)
[Ann Denkler](#) – Parliamentarian
[David King](#) - Secretary
[Jolene Kiolbassa](#) – Chair

[Ellen Ray](#)
[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)
Vacancy District 6

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 speaker registration deadline 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 March 16, 2021.

B. PUBLIC HEARINGS

1. **Site Plan Extension:** [SP-2015-0507D\(XT2\) - Travaasa Improvements Phase 2](#)
Location: 13500 FM 2769 Road, Lake Travis Watershed
Owner/Applicant: Solidago, LLC (Mark Stebbings)
Agent: Cunningham-Allen, Inc. (Richard Couch)
Request: 3-Year Extension of Time (to December 31, 2024)
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

2. **Final Plat from Approved Preliminary Plan:** [C8J-2008-0168.4A - Entrada Phase 5](#)
Location: Louris Lane, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
Agent: Carlson, Brigrance & Doering, Inc. (Brendan McEntee)
Request: Approval of Entrada Phase 5, A Small Lot Subdivision consisting of 148 lots on 53.427 acres. Water and wastewater will be provided by the City of Austin.

Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

3. **Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.2A - Turners Crossing North Phase 2](#)
Location: FM 1327 at North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval of Turners Crossing North Phase Two Subdivision consisting of 304 lots on 100.665 acres. Water and wastewater will be provided by the City of Austin.

Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

4. **Resubdivision:** [C8-2019-0185.0A - Armadillo Parks; District 2](#)
Location: 901 & 909 Armadillo Road, Garrison Park NP Area; Williamson Creek Watershed
Owner/Applicant: David Cox (Verde Ville LLC)
Agent: George Gonzalez (Genesis 1 Engineering Co.)
Request: Approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre.
Staff Rec.: **Recommended with Conditions**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
5. **Final Plat from Approved Preliminary Plan:** [C8-2018-0043.2A - Parkside Section 1 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Decker and Gilleland Creek Watersheds
Owner/Applicant: Forestar Group
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of a final plat comprised of 145 lots on 37.39 acres
Staff Rec.: **Disapproval for Reasons**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
6. **Final Plat:** [C8-2019-0053.0A - Wells Branch Commercial Lots, Section One; District 7](#)
Location: 501 West Well Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy Heatherwilde, L.P. (Mark P. Sealy)
Agent: Jones Carter, Inc. (Gemsong Ryan)
Request: Approval of the five lot subdivision on 11.187 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov

C. ITEMS FROM THE COMMISSION

1. 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.
(Sponsors: Chair Kiolbassa and Vice-Chair Barrera-Ramirez)

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 & ELECTIONS

1. Nomination and election of officers.
2. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Kiolbassa, Vice-Chair Barrera-Ramirez; Commissioner Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Bray and Smith)

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

Onion Creek and Localized Flooding Working Group
(Commissioners: King, Denkler and Smith)

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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.