



Zoning & Platting Commission

April 3, 2018 at 6:00 P.M.

City Hall

301 W. 2nd Street

Austin, TX 78701

AGENDA

Ana Aguirre – Secretary

Dustin Breithaupt

Ann Denkler

Jim Duncan – Vice-Chair

Bruce Evans

Yvette Flores

Betsy Greenberg – Parliamentarian

David King

Jolene Kiolbassa – Chair

Sunil Lavani

Abigail Tatkov

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. 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.

B. APPROVAL OF MINUTES

1. Approval of minutes from March 20, 2018.
2. Approval of minutes from special called meeting March 28, 2018.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0139 - Ferguson Crossing; District 1](#)
Location: 3207 Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Fergi AV Land, LLC (Colin Armstrong)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: W/LO-CO, RR, NO-CO and SF-1-CO to W/LO
Staff Rec.: **Recommendation of W/LO-CO**
Staff: [Heather Chaffin](#), 521-974-2122
Planning and Zoning Department
- 2. Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)
Location: 10208 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)
Request: I-RR to GR-MU
Staff Rec.: **Recommendation Pending; Staff postponement request to April 17, 2018**
Staff: [Heather Chaffin](#), 521-974-2122
Planning and Zoning Department
- 3. Rezoning:** [C14H-2018-0010 - Robert Mueller Airport Control Tower; District 9](#)
Location: 3952 Berkman Drive, Boggy Creek Watershed
Owner/Applicant: City of Austin
Request: PUD to PUD-H for the limited tract
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department
- 4. Preliminary Plan:** [C8-2016-0197 - The Grove at Shoal Creek Preliminary Plan, District 10](#)
Location: Bull Creek Road and Jackson Avenue, Shoal Creek Watershed
Owner/Applicant: Grove ATX Commercial L.P. / Grove Residential Inc.
Agent: Brown & Gay Engineers
Request: Approval of a Preliminary Plan consisting of 13 lots and a public street on 75.75 acres
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
- 5. Preliminary Plan:** [C8J-2018-0040 - Springdale Park](#)
Location: 10805 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Barr Lane LLC
Agent: Landmark Engineering, Inc. (Javier Barajas)
Request: Approval of Springdale Park composed of 381 lots on 87.57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

6. **Final Plat without Preliminary:** [C8J-2018-0036.0A - Denham Subdivision](#)
Location: 10207 Slaughter Creek Drive, Slaughter Creek Watershed
Owner/Applicant: Molly Denham
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Denham Subdivision composed of 1 lot on 2.71 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat with Preliminary:** [C8-95-0211.04.2A - Lenox Springs Section Two; District 5](#)
Location: FM 1626 Road and South 1st Street, Slaughter Creek Watershed
Owner/Applicant: OH-NADG Lenox Springs LP (Steve Oden Jr.)
Agent: Big Red Dog Engineering / Consulting (Vito Trupiano, PE)
Request: Approval of Lenox Springs Section Two plat, composed of 1 lot on 15.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Amended Plat:** [C8-2018-0042.0A - Lago Villa Amended Plat of Lots 4 & 5; District 10](#)
Location: 2938 Westlake Cove, Lake Austin Watershed
Owner/Applicant: Judy Becker
Agent: Site Specifics (John Hussey)
Request: Approval of the Lago Villa Amended Plat of Lots 4 & 5 Final Plat composed of 2 lots on 1.09 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Preliminary Plan:** [C8-2018-0043 - Parkside Section 1 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Decker Creek Watershed
Owner/Applicant: HOM Titan Development (William Peruzzi)
Agent: Kimley-Horn and Associates (Joshua Miksch)
Request: Approval of the Parkside Section 1 at Wildhorse Ranch Preliminary Plan composed of 146 lots on 37.21 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Nomination and election of Zoning and Platting Commission Officers.
2. [Discussion and possible amendments to the Zoning and Platting Commission Rules of Procedure.](#) (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Lavani)

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to Staff updates, presentations and scheduling. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice-Chair Duncan)
2. Discussion and possible action to appoint members of the Zoning and Platting Commission to the following CodeNEXT Working Groups: General CodeNEXT Working Group, Zoning Working Group, Affordability Working Group and Environment and Infrastructure Working Group.

F. 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.

G. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#)

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

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.

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.

2018 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 2, 2018	July 3, 2018
January 16, 2018	July 17, 2018
February 6, 2018	August 7, 2018
February 20, 2018	August 21, 2018
March 6, 2018	September 4, 2018
March 20, 2018	September 18, 2018
April 3, 2018	October 2, 2018
April 17, 2018	October 16, 2018
May 1, 2018	November 6, 2018
May 15, 2018	December 4, 2018
June 5, 2018	December 18, 2018
June 19, 2018	