



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, January 29, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, January 29, 2019 at Austin City Hall, Council Chambers  
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary

[Nadia Barrera-Ramirez](#)

[Dustin Breithaupt](#)

[Ann Denkler](#)

[Jim Duncan](#) – Vice-Chair

[Bruce Evans](#)

[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 meeting January 15, 2019.

Facilitator: [Wendy Rhoades](#), 512-974-7719

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2018-0139 - 1903 Keilbar; District 5](#)  
Location: 1903 Keilbar Lane, South Boggy Creek Watershed  
Owner/Applicant: 1905 Keilbar LLC (Michael Winningham)  
Request: DR to SF-6  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. Resubdivision with variance:** [C8-2017-0283.0A - Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1; District 7](#)  
Location: 11603 Tedford Street, Walnut Creek Watershed  
Owner/Applicant: Fayez S. Kazi  
Agent: Thrower Design (Ron Thrower) / Civiltude (Eyad Kasemi)  
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.5447 acres with a variance from L.D.C. 25-4-175 to allow a flag lot. A valid petition has been filed in opposition to this case.  
  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
- 3. Resubdivision:** [C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane; District 2](#)  
Location: 7513 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes, LLC, (Aaron Levy).  
Agent: Thrower Design (Ron Thrower)  
Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.  
Staff Rec.: **Recommended.**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 4. Site Plan - Compatibility Waiver:** [SP-2018-0092C - The Greens on Cooper Lane; District 2](#)  
Location: 7601 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes  
Agent: Thrower Design (Ron Thrower)  
Request: Request approval of a waiver to encroach into the 25' compatibility setback along the east property line. [LDC 25-2-1063]  
  
Staff Rec.: **Recommended**  
Staff: [Rosemary Avila](#), 512-974-2784  
Development Services Department

Facilitator: [Wendy Rhoades](#), 512-974-7719

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

5. **Site Plan Extension:** [SPC-05-0012A\(XT3\) - Champion Commercial Development \(Part A\); District 10](#)  
Location: 6015 N Capital of Texas Highway NB, Bull Creek Watershed  
Owner/Applicant: Champion Assets Ltd. & Champion-Meier Assets Ltd. (Clark Meyer)  
Agent: Kimley-Horn & Associates, Inc. (Joel Wixson)  
Request: Approval of a three year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department
6. **Final Plat with Preliminary:** [C8-2015-0271.2A - Malone Subdivision, Section 2; District 5](#)  
Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed  
Owner/Applicant: CalAtlantic Homes of Texas, Inc. (Kevin Forader)  
Agent: LJA Engineering (Brian Faltesek)  
Request: Approval of a final plat out of an approved preliminary plan for 77 lots on 12.0724 acres  
Staff Rec.: **Recommended**  
Staff: [Nathan Jones](#), 512-974-6303  
Development Services Department
7. **Site Plan Extension:** [SP-2014-0190D\(XT2\) - Parke North - Site Plan Extension; District 6](#)  
Location: 9100 N FM 620 Rd, Lake Travis Watershed  
Owner/Applicant: Taylor Morrison of Texas, Inc.  
Agent: Texas Engineering Solutions, LLC (Connor Overby)  
Request: Approval of a three year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: [Jonathan Davila](#), 512-974-2414  
Development Services Department
8. **Final Plat out of a Preliminary Plan:** [C8J-2015-0134.3A - Preston Park Section 2B](#)  
Location: Pearson Boulevard and Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: Pulte Homes of Texas, LP  
Agent: CSF Civil Group, LLC (Christine Potts, PE)  
Request: Approval of Preston Park Section 2B (a small lot subdivision) final plat consisting of 76 total lots on 11.50 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434  
Single Office

Facilitator: [Wendy Rhoades](#), 512-974-7719  
Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

9. **Final Plat without Preliminary:** [C8-2019-0005.0A - NEC Lakeline and 183A](#)  
Location: 14101-1/2 North 183A Highway Service Road Northbound, Buttercup Creek Watershed  
Owner/Applicant: Trustee of the CH Revocable Trust (Claudette Lucille Hartman)  
Agent: Pape-Dawson Engineers, Inc. (Libby Linton)  
Request: Approval of the NEC Lakeline and 183A composed of 1 lot on 12.31 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat:** [C8-2019-0009.0A - JW Ranch Estates \(Withdraw / Resubmittal of C8-2017-0246.0A\); District 7](#)  
Location: 3601 McNeil Drive, Walnut Creek Watershed  
Owner/Applicant: Julie Gaye Millegan et al  
Agent: Place Designers, Inc. (Vincent Shaw)  
Request: Approval of JW Ranch Estates (Withdraw / Resubmittal of C8-2017-0246.0A) composed of 1 lot on 3 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
11. **Final Plat - Amended Plat:** [C8-2019-0006.0A - Heritage Oaks Pearson Ranch East](#)  
Location: Pearson Ranch Road, South Brushy Creek Watershed  
Owner/Applicant: Pulte Group, Central Texas Division (Stephen Ashlock)  
Agent: Big Red Dog Engineering (George Bailey Harrington, P.E.)  
Request: Approval of Heritage Oaks Pearson Ranch East composed of 2 lots on 0.78 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
12. **Preliminary Plan:** [C8J-2019-0004 - Upper East End II Subdivision](#)  
Location: 2700 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: 2700 Howard Lane Investments (Saeed Minhas)  
Agent: Southwest Engineers (Henry Juarez)  
Request: Approval of the Upper East End II Subdivision composed of 281 lots on 88.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

13. **Final Plat:** [C8-2019-0010.0A - Howard Subdivision Amended Plat of Replat; District 1](#)  
Location: 3119 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Peter Pham  
Agent: Jeffrey Ashorn  
Request: Approval of the Howard Subdivision Amended Plat of Replat composed of 2 lots on 10 acres  
Staff Rec.: **Disapproval**  
Staff: Joey Delagarza, 512-974-2664, Joey.Delagarza@austintexas.gov  
Development Services Department
14. **Preliminary Plan - Revised:** [C8J-2013-0192.01 - Braker Valley; District 1](#)  
Location: 11317 Cameron Road, Walnut Creek  
Owner/Applicant: Williams, Ltd. (Evan Williams)  
Agent: Carlson Brigrance & Doering (Lee Whited)  
Request: Approval of the Braker Valley Preliminary Plan composed of 540 lots on 164.05 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8J-2019-0008.0A - My Primo Subdivision](#)  
Location: 4705 Blue Bluff Road, Gilleland Creek  
Owner/Applicant: RUEDA ALFREDO IGARZA  
Agent: ATX Design Group (Ramon Duran Jr)  
Request: Approval of the My Primo Subdivision Final Plat composed of 1 lot on 1 acre  
Staff Rec.: **Disapproval**  
Staff: Development Services 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**

### [Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler and Greenberg)

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

### [Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

## **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: [Wendy Rhoades](#), 512-974-7719

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## **SPEAKER TESTIMONY TIME ALLOCATION**

### **PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	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.

## **2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

<b>January 15, 2019</b>	<b>July 2, 2019</b>
<b>January 29, 2019</b>	<b>July 16, 2019</b>
<b>February 5, 2019</b>	<b>August 6, 2019</b>
<b>February 19, 2019</b>	<b>August 20, 2019</b>
<b>March 5, 2019</b>	<b>September 3, 2019</b>
<b>March 19, 2019</b>	<b>September 17, 2019</b>
<b>April 2, 2019</b>	<b>October 1, 2019</b>
<b>April 16, 2019</b>	<b>October 15, 2019</b>
<b>May 7, 2019</b>	<b>November 5, 2019</b>
<b>May 21, 2019</b>	<b>November 19, 2019</b>
<b>June 4, 2019</b>	<b>December 3, 2019</b>
<b>June 18, 2019</b>	<b>December 17, 2019</b>