



ZONING & PLATTING COMMISSION AGENDA

Tuesday, February 5, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, February 5, 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 Tatlow](#)

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 29, 2019.

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

Attorney: [Lee Simmons](#), 512-974-2107

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

C. PUBLIC HEARINGS

- 1. Final Plat from an approved Preliminary Plan:**

Location: Approximately 11500 Bradshaw Road, Onion Creek Watershed
Owner/Applicant: Views at Onion Creek L.P. (Bob Ruggio)
Agent: Doucet & Associates (Davood Salek)
Request: Approval of the Bella Fortuna Phase 1 Final Plat, A Small Lot Subdivision consisting of 147 lots on 32.04 acres

Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office: Travis County/City of Austin
- 2. Final Without Preliminary Plan:**

Location: Parmer Lane, Harris Branch Watershed
Owner/Applicant: RR Company of America, LLC (Rodney Savoy)
Agent: Catalyst Engineering Group (Tim Moltz)
Request: Approval of the resubdivision of a portion of Lot 2, Block A, Kruger Subdivision into 3 lots on 4.80 acres.

Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/City of Austin
- 3. Resubdivision:**

Location: 13801 North FM 620 Road Northbound, Lake Creek Watershed
Owner/Applicant: Coppell Building, Ltd. (Rita Santamaria)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Divine)
Request: Approval of the resubdivision of Lot 2, Block D of the State Farm Section Four plat, comprised of two lots on 6.82 acres.

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 4. Site Plan Extension:**

Location: 4401 Amarra Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Stratus Properties Operating Co. LP (Erin D. Pickens, SR.)
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Applicant requests a four year extension to the approved site plan.

Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-2122
Development Services Department

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

Attorney: [Lee Simmons](#), 512-974-2107

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

5. **Zoning:** [C14-2018-0134 - Avery Ranch at 183A; District 6](#)
Location: U.S. Highway 183A Toll Road and Avery Ranch Boulevard, Buttercup Creek / South Brushy Creek Watersheds
Owner/Applicant: Texas Department of Transportation (Jess Berglund)
Agent: The Drenner Group, PC (Amanda Swor)
Request: I-RR to MF-4
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0111 - Westminster; District 10](#)
Location: 4100 Jackson Avenue, Johnson Creek / Shoal Creek Watersheds
Owner/Applicant: Westminster Manor Health Facilities Corp
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: GO and GO-MU-CO to CS-MU-CO
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
7. **Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
8. **Final Plat - Previously Unplatted:** [C8-2017-0303.2A.SH - Persimmon Final Plat \(Withdraw / Resubmittal of C8-2017-0303.1A.SH\); District 2](#)
Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Habitat for Humanity Inc.
Agent: Dunaway/Urban Design Group (Vanessa Mendez)
Request: Approval of the Persimmon Final Plat (Withdraw / Resubmittal of C8-2017-0303.1A.SH) composed of 2 lots on 14.67 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Preliminary Plan:** [C8J-2019-0011 - Forest Bluff Section 7](#)
Location: FM 969 Road, Decker Creek Watershed
Owner/Applicant: JBDI Development (John Lloyd)
Agent: Randall Jones & Associates Engineering, Inc. (Israel Ramirez, P.E.)
Request: Approval of the Forest Bluff Section 7 Preliminary Plan composed of 86 lots on 15.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Initiation of Rezoning for 12636 Research Boulevard](#)
Request from staff to initiate a rezoning case for the property located at 12636 Research Boulevard to correct a long standing error on the zoning map that inadvertently resulted in a downzoning of a portion of this property from GR-CO to LR in August 2016.
[Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

E. 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

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

[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)

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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

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.

2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

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