



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, March 19, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, March 19, 2019 at Austin City Hall, Council Chambers  
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary  
[Nadia Barrera-Ramirez](#)  
[Ann Denkler](#) – Interim Parliamentarian  
[Jim Duncan](#) – Vice-Chair  
[Bruce Evans](#)  
[David King](#)

[Jolene Kiolbassa](#) – Chair  
[Sunil Lavani](#)  
[Ellen Ray](#)  
[Abigail Tatkov](#)  
Vacancy (District 3)

### **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 March 5, 2019.

Facilitator: [Don Perryman](#), 512-974-2786  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## C. PUBLIC HEARINGS

- 1. Final Plat out of a Preliminary Plan:** [C8J-2015-0134.4A - Preston Park Section 3](#)  
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 3 (a small lot subdivision) final plat consisting of 20 total lots on 3.99 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434  
Single Office
- 2. Preliminary Plan - Environmental Variance Only:** [C8J-2019-0011 - Forest Bluff Section 7 \(Withdraw / Resubmittal of C8J-2017-0241\)](#)  
Location: F.M. 969 Road, Decker Creek Watershed  
Owner/Applicant: Randall Jones & Associates Engineering, Inc.  
Agent: Israel Ramirez, P.E.  
Request: Variance request as follows: 1. Request to vary from LDC 30-5-341 to allow cut exceeding four feet. 2. Request to vary from 30-5-342 to allow fill exceeding four feet.  
Staff Rec.: **Recommended**  
Staff: [Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department
- 3. Final Plat with Variance:** [C8-2018-0032.0A - West Courtyard Subdivision; District 10](#)  
Location: 6910 West Courtyard Drive, West Bull Creek Watershed  
Owner/Applicant: Richard & Durstyn Engel  
Agent: Perales Engineering LC (Jerry Perales)  
Request: Approve a Variance from LDC 25-8-301(A) prohibiting construction of a driveway on slopes greater than 15 percent; and a final plat of 2 lots on 3.267 acres.  
Staff Rec.: **Not Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department  
[Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department

Facilitator: [Don Perryman](#), 512-974-2786

Attorney: [Erika Lopez](#), 512-974-3588

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

4. **Rezoning:** [C14-2018-0118 - 8900 South Congress; District 2](#)  
 Location: 8900 South Congress Avenue, Onion Creek Watershed  
 Owner/Applicant: ER South by South Congress, LLC (Nicholas Barber)  
 Agent: Drenner Group (Amanda Swor)  
 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
5. **Rezoning:** [C14-2018-0102 - Pioneer Hill MF-1 Rezoning; District 1](#)  
 Location: 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive, and 10611 Tildon Avenue, Little Walnut Creek Watershed  
 Owner/Applicant: Continental Homes of Texas LP  
 Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)  
 Request: MF-1 to SF-4A, as amended  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
6. **Rezoning:** [C14-2019-0033 - 8601 Ranch Road 2222; District 10](#)  
 Location: 8601 FM 2222 Road, West Bull Creek Watershed  
 Owner/Applicant: KBS SOR Austin Suburban Portfolio, LLC (Jeff Rader)  
 Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Lynch)  
 Request: GO to GR-CO  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0152 - Parmer Retail Center; District 7](#)  
 Location: 1100 East Parmer Lane, Walnut Creek Watershed  
 Owner/Applicant: Quatro Business, LLC (Rafik Maredia)  
 Agent: MADC, LLC (Carl McClendon)  
 Request: LR-CO to LR  
 Staff Rec.: **Recommended**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
8. **Rezoning:** [C14-2018-0124 - River Place; Districts 6 & 10](#)  
 Location: Milky Way Drive, West Bull Creek Watershed  
 Owner/Applicant: DR to SF-1-CO  
 Agent: Milky Way Holdings GP, LLC (Garrett S. Martin)  
 Request: McLean & Howard, LLP (Jeff Howard)  
 Staff Rec.: **Recommended, with Conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department

Facilitator: [Don Perryman](#), 512-974-2786  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

9. **Zoning:** [C14-2018-0143 - SAS Campus I; District 6](#)  
 Location: 11920 Wilson Parke Avenue, Lake Travis Watershed  
 Owner/Applicant: SAS Institute, Inc. (Patricia C. Dowty)  
 Agent: Drenner Group, PC (Dave Anderson)  
 Request: I-RR to GO  
 Staff Rec.: **Recommended, with Conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
10. **Zoning:** [C14-2018-0142 - SAS Campus II; District 6](#)  
 Location: 11920 Wilson Parke Avenue, Lake Travis Watershed  
 Owner/Applicant: SAS Institute, Inc. (Patricia C. Dowty)  
 Agent: Drenner Group, PC (Dave Anderson)  
 Request: I-RR to GO  
 Staff Rec.: **Recommended, with Conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
11. **Zoning:** [C814-2018-0122 - Circuit of the Americas PUD; District 2](#)  
 Location: 9201 Circuit of the Americas Boulevard, Dry Creek and Maha Creek Watersheds  
 Owner/Applicant: Circuit of the Americas, LLC (Kurt Rechner)  
 Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)  
 Request: I-RR to PUD  
 Staff Rec.: **Pending; Staff request for an indefinite postponement.**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
12. **Preliminary Plan:** [C8-2019-0034 - Knox Preserve \(Withdraw / Resubmittal of C8-2017-0191\); District 10](#)  
 Location: 7304 Knox Lane, Shoal Creek Watershed  
 Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)  
 Agent: Texas Engineering Solutions (Connor Overby)  
 Request: Approval of the Knox Preserve (Withdraw / Resubmittal of C8-2017-0191) composed of 15 lots on 8.83 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8-2019-0034.1A - Knox Preserve \(Withdraw / Resubmittal of C8-2017-0191.1A\); District 10](#)  
 Location: 7304 Knox Lane, Shoal Creek Watershed  
 Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)  
 Agent: Texas Engineering Solutions (Connor Overby)  
 Request: Approval of the Knox Preserve (Withdraw / Resubmittal of C8-2017-0191.1A) composed of 15 lots on 5.83 acres.  
 Staff Rec.: **Disapproval**

Facilitator: [Don Perryman](#), 512-974-2786  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

Staff: Development Services Department

**14. Preliminary Plan:** [C8-2019-0041 - Avery Lakeline; District 6](#)  
Location: 14121 North US 183 Highway, Buttercup Creek Watershed  
Owner/Applicant: State of Texas  
Agent: Jones Carter (Gemsong Ryan)  
Request: Approval of the Avery Lakeline plat composed of 9 lots on 97.24 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**15. Final Plat:** [C8J-2019-0039.0A - Limestone Ridge Senior Apartments](#)  
Location: 6907 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Addison Commercial Park LLC (Behzad Bahrami)  
Agent: BGE (Pablo Martinez)  
Request: Approval of Limestone Ridge Senior Apartments composed of 1 lot on 13.9 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**16. Final Plat:** [C8J-2019-0040.0A - Goebler Addition \(Withdraw / Resubmittal of C8J-2017-0284.0A\)](#)  
Location: 12923 Lowden Lane, Bear Creek Watershed  
Owner/Applicant: Goebler Properties (Matt Goebler)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Goebler Addition (Withdraw / Resubmittal of C8J-2017-0284.0A) composed of 1 lot on 5 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**17. Final Plat - with Prelim:** [C8J-2018-0167.1A - Addison Section 5](#)  
Location: 8400 Dee Gabriel Collins Road, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)  
Agent: Carma Properties Westport LLC (Chad Matheson)  
Request: Approval of the Addison Section 5 Final Plat composed of 144 lots on 23.72 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

18. **Final Plat -** [C8J-2019-0038.0A - Decker Lofts](#)  
**Previously Unplatted:**  
Location: 9000 Decker Lane, Decker Creek Watershed  
Owner/Applicant: Danish Ali  
Agent: Pape-Dawson Engineers, Inc. (Mark Ramseur, P.E.)  
Request: Approval of the Decker Lofts Final Plat composed of 1 lot on 11.6 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. NEW BUSINESS**

1. [Austin Strategic Mobility Plan](#)  
Discuss and consider recommending amendment(s) to the Imagine Austin Comprehensive Plan by approving the Austin Strategic Mobility Plan. Staff: [Annick Beaudet](#), Assistant Director, Austin Transportation Department, 512-974-7959.

#### **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. ELECTION OF JOINT COMMITTEE NOMINEE**

1. **Small Area Planning Joint Committee Nominee**  
Nominate and elect a member to be recommended to the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee

#### **H. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#)  
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez, Denkler)

Facilitator: [Don Perryman](#), 512-974-2786  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

[Comprehensive Plan Joint Committee](#)  
(Commissioners: Aguirre, Evans and Lavani)

[Small Area Planning Joint Committee](#)  
(Chair Kiolbassa 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: [Don Perryman](#), 512-974-2786  
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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**

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