



ZONING & PLATTING COMMISSION AGENDA

Tuesday, April 16, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, April 16, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

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

[Jolene Kiolbassa](#) – Chair
[Sunil Lavani](#)
[Ellen Ray](#)
[Abigail Tatkow](#)
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 April 2, 2019.

Facilitator: [Jonathan Davila](#), 512-974-2414
Attorney: [Chad Shaw](#), 512-974-2671
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

- 1. Preliminary Plan:** [C8J-2019-0011 - Forest Bluff Section 7](#)
Location: Wideleaf Drive, Decker Creek Watershed
Owner/Applicant: JB DI Development
Agent: Randall Jones Associates Engineering, Inc. (Israel Ramirez)
Request: Approval of the preliminary plan for Forest Bluff, Section 7 comprised of 86 residential lots on 19.27 acres.

Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/City of Austin
- 2. Site Plan - Conditional Use Permit:** **SPC-2018-0049C - Parker Creek Ranch Amenity Center; District 1**
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Jeanne Parker
Agent: BGE (Brian Grace)
Request: The applicant proposes construction of a one-story, 1,812 SF amenity center, pool, play facility, and associated infrastructure on a 3.67-acre site. Community Recreation Private is a Conditional Use in SF-4A zoning district requiring Land Use Commission approval.

Staff Rec.: **Pending; Indefinite Postponement request by Staff.**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department
- 3. Final Plat from approved Preliminary Plan:** [C8-2016-0145.2A - Parker Creek Ranch Phase 2; District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Forestar USA Real Estate Group (Katherine Kitchen, V.P.)
Agent: BGE (Brian Grace)
Request: Approval of the Parker Creek Ranch Phase 2 final plat composed of 103 lots on 33.115 acres.

Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Jonathan Davila](#), 512-974-2414

Attorney: [Chad Shaw](#), 512-974-2671

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

4. **Preliminary Plan:** [C8-2018-0043 - Parkside Section 1 at Wildhorse Ranch; District 1](#)
 Location: 9936-1/2 Lindell Lane, Decker Creek Watershed
 Owner/Applicant: Texas Title Development, LLC (William Peruzzi)
 Agent: Kimley-Horn and Associates, Inc. (Rob Smith)
 Request: Approval of the preliminary plan for Parkside Section 1, comprised of 145 lots on 37.3 acres.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
5. **Rezoning:** [C14-2019-0044.SH - FC North Lamar; District 7](#)
 Location: 11706 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: Mau Tran
 Agent: Civilitude, LLC (Eyad Kasemi)
 Request: GR-CO to GR-MU-CO for Tract 1 and LO to LO-MU for Tract 2
 Staff Rec.: **Recommended, with conditions**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
6. **Zoning:** [C14-2019-0035 - Lakeline Mixed Use; District 6](#)
 Location: 9500 North Lake Creek Parkway, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds
 Owner/Applicant: State of Texas (Kyle Madsen)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: I-RR to MF-4 for Tract 1 and CS-MU for Tract 2
 Staff Rec.: **Recommended**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
7. **Right-of-Way Vacation:** [F#10014-1809 Right-of-Way Vacation of 3.13 Acre Portion of Yager Lane](#)
 Location: 4000 East Yager Lane (Located East of Dessau Road and North of East Parmer Lane)
 Owner/Applicant: RH Pioneer North, LLC
 Agent: LJA Engineering (T. Walter Hoysa, P.E.)
 Request: Grant approval of right-of-way vacation of a portion of East Yager Lane (Approximately 3.13 acres).
 Staff Rec.: **Recommended with conditions.**
 Staff: [Kim Vasquez](#), Property Agent Senior Office of Real Estate Services, 512-974-9241,

Facilitator: [Jonathan Davila](#), 512-974-2414
 Attorney: [Chad Shaw](#), 512-974-2671
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **Final Plat - Previously Unplatted:** [C8-2019-0041.1A - 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 Avery Lakeline composed of 9 lots on 97.24 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat:** [C8J-2019-0045.0A - Copperstone](#)
Location: 770 West FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Gintautas Urbonavicius)
Agent: Kimley Horn (Robert Smith)
Request: Approval of Copperstone composed of 1 lot on 33.08 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8J-2016-0112.3A - Stoney Ridge C-3A \(Withdraw / Resubmittal of C8J-2016-0112.2A\); District 2](#)
Location: 7110 Heine Farm Road, Dry Creek East Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction (Richard N. Mair)
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Stone Ridge C-3A composed of 37 lots on 2.64 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat:** [C8-2017-0307.3A - The Vistas of Austin Section 4; District 2](#)
Location: 1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: The Vistas of Austin, Ltd. (Cary Cobb)
Agent: BGE (Jacob Kondo)
Request: Approval of The Vistas of Austin Section 4 composed of 153 lots on 39.366 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. BRIEFINGS

1. [Budget 2020](#)

Presentation regarding the 2020 Budget. Staff: [Diane Siler](#), Budget Office, 512-974-2704.

E. ITEMS FROM THE COMMISSION

1. Establish a 2020 Budget Working Group

Discuss and consider establishing a 2020 Budget Working Group tasked with proposing recommendations for the Zoning and Platting Commission to consider adopting and forwarding to Council. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

2. 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. ELECTIONS & NOMINATION RECOMMENDATIONS

1. Election of Secretary

Election of Zoning and Platting Commission Secretary

H. COMMITTEE & WORKING GROUP UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Commissioners: Aguirre and King)

Affordable Housing Working Group

(Commissioners: Aguirre, King, Lavani and Tatkow)

Atlas 14 Working Group

(Commissioners: Aguirre, Denkler and Evans)

Facilitator: [Jonathan Davila](#), 512-974-2414

Attorney: [Chad Shaw](#), 512-974-2671

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

Postponement Policy Working Group
(Commissioners: Denkler, Evans and 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: [Jonathan Davila](#), 512-974-2414
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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