



ZONING & PLATTING COMMISSION AGENDA

Tuesday, August 6, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, August 6, 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](#)
[Eric Goff](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)
[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 July 16, 2019.

Facilitator: [Jaron Hogenson](#), 512-974-2253
Attorney: [Chad Shaw](#), 512-974-2671
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0085 - 7308 S Congress Avenue; District 2](#)
Location: 7308 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Kristen Nagel and Mark Hallman
Agent: Lynda Courtney Consulting (Lynda Courtney)
Request: DR to MF-3
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Zoning:** [C14-2019-0084 - 13170 G Pond Springs; District 6](#)
Location: 13170 Pond Springs Road, Building G, Lake Creek Watershed
Owner/Applicant: Setty LLC (Mahmoud Shoa)
Request: I-RR to CS
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Rezoning:** [C14-2019-0088 - Dessau Retail Center; District 1](#)
Location: 11800 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Mita Enterprises (Rahim Marediya)
Agent: South Llano Strategies (Josiah Stevenson)
Request: GR-CO to GR
Staff Rec.: **Recommendation of GR-CO, to change a condition of zoning**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Resubdivision:** [C8-2019-0002.0A - Resubdivision of Portions of Lots 3, 4 and 5, Block O, Highland Park West; District 10](#)
Location: 4701 Crestway Drive, Taylor Slough Watershed
Owner/Applicant: Karen Brimble
Agent: Prossner & Associates (Kurt Prossner)
Request: Approve the resubdivision portions of 3 lots into 3 lots on 1.15 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Facilitator: [Jaron Hogenson](#), 512-974-2253

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

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

5. **Site Plan Extension:** [SP-2014-0072C\(XT2\) - 1806 Braker Lane; District 7](#)
 Location: 1806 W Braker Ln, Walnut Creek Watershed
 Owner/Applicant: Pancake Pals II Braker LLC
 Agent: Dunaway Associates (Vanessa Mendez)
 Request: Approval of a second extension on a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Renee Johns](#), 512-974-2711
 Development Services Department
6. **Site Plan Extension:** [SP-2014-0260C\(XT2\) - Pioneer Crossing West Section 12; District 1](#)
 Location: 1900 E Braker Ln, Walnut Creek Watershed
 Owner/Applicant: 1900 E Braker Lane LTD
 Agent: Prominence Pioneer LP (Bryan Rome)
 Request: Approval of a second extension on a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Renee Johns](#), 512-974-2711
 Development Services Department
7. **Final Plat out of Approved Preliminary Plan:** [C8J-04-0160.11A - Gilbert Lane Phase Two-A](#)
 Location: Brahmin Drive / Gilbert Lane, Gilleland Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
 Agent: Brown & Gay Engineering (Chris Rawls)
 Request: Approval of final plat for Gilbert Lane Phase Two-A composed of 8 lots on 2.0877 acres.
 Staff Rec.: **Recommended**
 Staff: [Sue Welch](#), 512-854-7637,
 Travis County - TNR/Single Office
8. **Final Plat out of Approved Preliminary Plan:** [C8J-04-0160.10A - Gilbert Lane Phase Three-A](#)
 Location: Brahmin Drive, Gilleland Creek Watershed
 Owner/Applicant: Diecieseis, LLC (Reagan Horton)
 Agent: Brown & Gay Engineering (Chris Rawls)
 Request: Approval of final plat for Gilbert Lane Phase Three-A composed of 12 lots on 2.0037 acres.
 Staff Rec.: **Recommended**
 Staff: [Sue Welch](#), 512-854-7637,
 Travis County - TNR/Single Office

9. **Final Plat out of Approved** [C8J-04-0160.13A - Gilbert Lane Subdivision Phase 4](#)
Preliminary Plan:
Location: Brahmin Drive, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Brown & Gay Engineering (Chris Rawls)
Request: Approval of final plat for Gilbert Lane Subdivision Phase 4 composed of 197 lots on 39.42 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637,
Travis County - TNR/Single Office
10. **Final Plat out of Approved** [C8J-04-0160.12A - Gilbert Lane Subdivision Phase 5](#)
Preliminary Plan:
Location: Brahmin Drive & Montrelia Drive, Gilleland Creek Watershed
Owner/Applicant: Diecieseis, LLC (Reagan Horton)
Agent: Brown & Gay Engineering (Chris Rawls)
Request: Approval of final plat for Gilbert Lane Subdivision Phase 5 composed of 165 lots on 34.58 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637,
Travis County - TNR/Single Office
11. **Subdivision - Total Vacatin:** **C8-07-0024.0A(VAC) - Nash Avenue Townhomes Total Plat Vacation; District 5**
Location: 1706 Nash Ave., West Bouldin Creek Watershed
Owner/Applicant: Keith Douglas
Agent: Site Specifics (John Hussey)
Request: Approval of the total vacation of the Nash Avenue Townhome Subdivision, vacating lots 1-10.
Staff Rec.: **Pulled; No action required.**
Staff: [Don Perryman](#), 512-974-2786,
Development Services Department
12. **Final Plat - Previously Unplatted:** [C8J-2019-0108.0A - Fossil Creek](#)
Location: 5601 Killingsworth Lane, Gilleland Creek Watershed
Owner/Applicant: Cameon & Killingsworth Pflugerville (Ronal McRae)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Fossil Creek composed of 905 lots on 294.91 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

13. **Preliminary Plan:** [C8-2019-0109 - Whisper Valley, Village 1 Phase 6 Preliminary Plan; District 1](#)
Location: 15712-1/2 East Braker Lane, Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, LP
Agent: LandDev Consulting, LLC (Keith Parkan)
Request: Approval of the Whisper Valley, Village 1 Phase 6 Preliminary Plan composed of 164 lots on 54.491 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Previously Unplatted:** [C8J-2019-0110.0A - Gragg Subdivision](#)
Location: 2833-1/2 Bliss Spillar Road, Little Bear Creek Watershed
Owner/Applicant: Gragg Tract LP
Agent: LJA Engineering & Surveying, Inc. (Danny Miller)
Request: Approval of the Gragg Subdivision composed of 3 lots on 37.98 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat with Preliminary:** [C8-2019-0116.0A - Goodnight Ranch Phase Two-East Section One Final Plat; District 2](#)
Location: 9308 Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Goodnight Ranch GP, LLC (Myra Goepp)
Agent: LandDev Consulting, LLC (Greg Fortman)
Request: Approval of Goodnight Ranch Phase Two-East Section One Final Plat composed of 171 lots on 66.12 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Previously Unplatted:** [C8J-2008-0168.4A - Entrada Phase 5 Final Plat](#)
Location: Dessau Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land & Construction, LTD (Richard N. Mair)
Agent: Carlson, Brigance & Doering, Inc. (Brendan McEntee)
Request: Approval of the Entrada Phase 5 Final Plat composed of 148 lots on 53.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. **Final Plat - Previously Unplatted:** [C8-2018-0122.2A - EastVillage Single Family Phase 5 Final Plat; District 1](#)
 Location: 3407 East Howard Lane, Harris Branch Watershed
 Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
 Agent: LJA Engineering, Inc. (WALTER HOYSA, P.E.)
 Request: Approval of the EastVillage Single Family Phase 5 Final Plat composed of 90 lots on 14.33 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Final Plat - Previously Unplatted:** [C8J-2019-0119.0A - Perez Subdivision](#)
 Location: 6509 McKinney Falls Parkway, Cottonmouth Creek Watershed
 Owner/Applicant: Genesis 1 Engineering (George Gonzalez)
 Agent: Guillermo Palomino Perez
 Request: Approval of the Perez Subdivision Final Plat composed of 2 lots on 2 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8-2019-0118.1A - Bennett Tract Amended Plat; District 2](#)
 Location: 7351 South IH 35 Service Rd Northhound, South Boggy Creek Watershed
 Owner/Applicant: Marquis Residential Dev LLC
 Agent: Big Red Dog Engineering / Consulting (Kendall Hackney)
 Request: Approval of the Bennett Tract Amended Plat composed of 2 lots on 16.89 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. BRIEFINGS

1. [Wildland - Urban Interface Code](#)

Presentation and discussion regarding the Wildland -Urban Interface Code. Staff: [Mark Baker](#), Wildland-Urban Interface Coordinator Austin Fire Department, Wildfire Division, 512-974-6433

E. NEW BUSINESS

F. ITEMS FROM THE COMMISSION

Facilitator: [Jaron Hogenson](#), 512-974-2253
 Attorney: [Chad Shaw](#), 512-974-2671
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

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

2. [2019 Annual Internal Review](#)

Discussion and possible action to approve the 2019 Annual Internal Review. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

G. 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.

H. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nominations

Discussion and nomination of Zoning and Platting Commission Member(s) to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee.

I. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

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

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

[Small Area Planning Joint Committee](#)

(Commissioner Aguirre)

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkov)

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: [Jaron Hogenson](#), 512-974-2253

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

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

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