



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, August 20, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, August 20, 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 August 6, 2019.

Facilitator: [Adam Fiss](#), 512-974-1684  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0090 - 7410 Cooper Lane; District 5](#)  
Location: 7410 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Scott Branyon and Kathy Steinke  
Agent: Thrower Design (A. Ron Thrower)  
Request: DR to SF-6  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. Final Plat - Resubdivision:** [C8-2018-0139.0A - Lake Shore Addition, Resubdivision of portions of Lots 35 and 36; District 10](#)  
Location: 2503 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Mark Kristen  
Agent: Permit Partners (Jennifer Hanlen)  
Request: Approval of the Lake Shore Addition, resubdivision of portions of Lots 35 and 36 consisting of two lots on 2.51 acres.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 3. Preliminary Subdivision:** [C8J-2018-0208 - Live Oak Springs Preliminary Plan](#)  
Location: 9406 Morninghill Drive, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Artek Investments (David Knapp)  
Agent: Civil Insite, LLC (Greg Andrulis)  
Request: Approval of the Live Oak Springs Preliminary Plan consisting of 32 lots on 51 acres  
Staff Rec.: **Recommended.**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 4. Final Plat from Preliminary Plan:** [C8-2014-0150.01.1A - Auro Subdivision](#)  
Location: FM 1325 and CR 172, Rattan Creek Watershed  
Owner/Applicant: Austin Auro, LP (Julian Hawes)  
Agent: Kimley-Horn (Luke Caraway)  
Request: Approve a final plat from a preliminary plan composed of five lots on 50.105 acres  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Facilitator: [Adam Fiss](#), 512-974-1684

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

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

5. **Final With Preliminary Plan:** [C8J-2014-0131.2A - Bear Creek Crossing Phase 2 - Final Plat](#)  
Location: 12300 Twin Creek Drive, Onion Creek Watershed  
Owner/Applicant: M/I Homes of Austin, LLC  
Agent: LJA Engineering (Brian Falteseck)  
Request: Approval of a final plat out of an approved preliminary plan consisting of 89 total lots on 30.90 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562  
Single Office: Travis County-City of Austin
6. **Preliminary Subdivision:** [C8J-2018-0065 - Lagos Austin Preliminary Plan Section 1](#)  
Location: 11215 North FM 973 Road, Gilleland Creek Watershed  
Owner/Applicant: 706 Investment Partnership. LT (Danny Burnett)  
Agent: Kimley-Horn (Luke Caraway)  
Request: Approval of a preliminary plan consisting of 374 total lots on 149.31 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562  
Single Office: Travis County-City of Austin
7. **Preliminary Subdivision:** [C8-2018-0181 - Cascades At Onion Creek West; District 5](#)  
Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: Onion Associates, Ltd. (Carolyn Beckett)  
Agent: LJA Engineering (Jeremy Reyes)  
Request: Approve a preliminary subdivision of 6 lots on 99.68 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
8. **Final Plat out of Approved Preliminary Plan:** [C8J-2009-0142.02.8A - Estancia Hill Country Subdivision, Phase 7](#)  
Location: Estancia Parkway South of Camino Vaquero Parkway, Onion Creek Watershed  
Owner/Applicant: SLF III-Onion Creek LP (Ocie Vest)  
Agent: Land Dev Consulting, LLC (Shervin Nooshin)  
Request: Approval of the Estancia Hill Country Subdivision, Phase 7 Final Plat consisting of the ROW for Estancia Parkway and Avenida Mercado Street.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office

9. **Final Plat-Resub:** [C8-2019-0124.0A - Price Tract \(Withdraw / Resubmittal of C8-2018-0098.0A\); District 1](#)  
Location: 7651 Delwau Lane, Boggy Creek Watershed  
Owner/Applicant: Everett Charles Price, Jr.  
Agent: Dunaway/Urban Design Group (Vanessa Mendez)  
Request: Approval of Price Tract (Withdraw / Resubmittal of C8-2018-0098.0A) composed of 1 lot on 9.56 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat:** [C8-2019-0121.0A - Sherman Gregory Bart Subdivision; District 7](#)  
Location: 13700 Pansy Trail, Walnut Creek Watershed  
Owner/Applicant: GBS Industrial Park, LLC (Bart Sherman)  
Agent: LOC Consultants Civil Division, Inc. (Sergio Lozano)  
Request: Approval of the Sherman Gregory Bart Subdivision composed of 2 lots on 4.06 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
11. **Final Plat:** [C8J-2019-0123.0A - Bayer Commercial](#)  
Location: 9104 Hog Eye Road, Elm Creek Watershed  
Owner/Applicant: Decker Lake Property LLC (Jimmy Bayer)  
Agent: Landmark Eng. (Javier Barajas)  
Request: Approval of Bayer Commercial composed of 1 lot on 16.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
12. **Final Plat:** [C8-2019-0132.0A - Aura Avery Ranch; District 6](#)  
Location: 13100 Avery Ranch Boulevard, Buttercup Creek Watershed  
Owner/Applicant: State of Texas – TxDOT (Stephen Dodge)  
Agent: Jones Carter (Gemsong Ryan)  
Request: Approval of Aura Avery Ranch composed of 1 lot on 15.994 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat:** [C8J-2019-0131.0A - Aus-Tex Acres](#)  
Location: 11105 Aus Tex Acres Lane, Gilleland Creek Watershed  
Owner/Applicant: Aus-Tex Properties, LLC  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of Aus-Tex Acres composed of 1 lot on 6 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

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- 14. Final Plat - Previously Unplatted:** [C8-2019-0126.0A - Parker Creek Ranch Phase Four; District 1](#)  
Location: 7620 Decker Lane, Walnut Creek Watershed  
Owner/Applicant: Russell and Jeanne Parker  
Agent: BGE (Brian Grace)  
Request: Approval of the Parker Creek Ranch Phase Four Final Plat composed of 106 lots on 29.54 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** [C8-2019-0120.0A - Decker and 290 East Subdivision; District 1](#)  
Location: 9921-1/2 East US 290 Highway Service Road Eastbound, Gilleland Creek Watershed  
Owner/Applicant: Decker Land Holdings, LP. (Don Glatthorn)  
Agent: Stantec Consulting Services Inc. (Lance Oriti)  
Request: Approval of the Decker and 290 Subdivision composed of 5 lots on 66.3 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat - Resubdivision:** [C8-2019-0133.0A - Highland Park West, Final Resubdivision Lot 9 BKR; District 10](#)  
Location: 4616 Crestway Drive, Taylor Slough North Watershed  
Owner/Applicant: Jon Hughes  
Agent: Elizondo and Associates Land Surveying (Henry Elizondo)  
Request: Approval of the Highland Park West, Final Resubdivision Lot 9 BKR composed of 3 lots on 0.675 acres.  
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.*

Facilitator: [Adam Fiss](#), 512-974-1684  
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## **F. COMMITTEE REPORTS & WORKING GROUPS**

### [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](#)

(Commissioners Aguirre, Goff and King)

### Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

### 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.

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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>