



ZONING & PLATTING COMMISSION AGENDA

Tuesday, September 3, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, September 3, 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 20, 2019.

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

C. PUBLIC HEARINGS

1. **Restrictive Covenant Termination:** [C14-86-015\(RCT\) - Westminster; District 10](#)
Location: 4100 Jackson Avenue, Johnson Creek Watershed; Shoal Creek Watershed
Owner/Applicant: Westminster Manor Health Facilities Corp. (Charles Borst)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: To terminate a Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
2. **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.: **Recommendation Pending. Staff request for an indefinite postponement.**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
3. **Rezoning:** [C14-2019-0096 - Echelon I & II Office; District 10](#)
Location: 9430 Research Boulevard, Bull Creek Watershed
Owner/Applicant: 183 Echelon LP (Glenn Jackson)
Agent: Rivera Engineering (Michael A. Rivera)
Request: LO to GO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
4. **Rezoning:** [C14-2019-0097 - Abhyas Kendra Inc. - Part 2; District 10](#)
Location: 12636 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: City of Austin - Planning and Zoning Department (Sherri Sirwaitis)
Request: LR to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

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

5. **Rezoning:** [C14-2019-0104 - Citadel at Tech Ridge; District 7](#)
Location: 1127 Pearl Retreat Lane, Bull Creek Watershed
Owner/Applicant: Austin Citadel, LLC (David Howat)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DR to MF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
6. **Preliminary Subdivision:** [C8J-2018-0208 - Live Oak Springs Preliminary Plan](#)
Location: 9406 Morninghill Drive, Slaughter Creek Watershed
Owner/Applicant: Artek Investments (David Knapp)
Agent: Civil Insite (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, don.perryman@austintexas.gov
Development Services Department
7. **Preliminary Plan:** [C8-2018-0109 - Oaks At Slaughter; District 2](#)
Location: 8409 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: SOCO 35 Retail, Ltd. (C. Patrick Oles)
Agent: Stantec (Ryan Taylor)
Request: Approve a preliminary subdivision of 9 lots on 18.761 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
8. **Resubdivision:** [C8-2018-0109.1A - Oaks At Slaughter; District 2](#)
Location: 8409 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: SOCO 35 Retail, Ltd. (C. Patrick Oles)
Agent: Stantec (Ryan Taylor)
Request: Approve a resubdivision of 3 lots to 9 lots on 18.761 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
9. **Preliminary Plan:** [C8J-2018-0078 - Preserve At Oak Hill](#)
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John C. Kuhn
Agent: Jamison Civil Engineering LLC (Steve Jamison)
Request: Approve a variance from LDC 30-2-34, original tract requirement and a preliminary subdivision of 19 lots on 30.81 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

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

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

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

- 10. Final Plat:** [C8-2018-0217.2A - Colton Bluff Phase 1A; District 2](#)
Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lone Star Inc.
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Colton Bluff Phase 1A composed of 1 lot on 15.91 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Final Plat:** [C9-2019-0135.0A - Tech Junction Final Plat; District 7](#)
Location: 13527 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: John Fish
Agent: Jamison Civil Engineering (Stephen Jamison)
Request: Approval of the Tech Junction Final Plat composed of 1 lot on 14.1 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Preliminary Plan:** [C8J-2019-0141 - Skyline 2D Preliminary Plan](#)
Location: 8321 Thaxton Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC (Luke Gosda)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Skyline 2D Preliminary Plan composed of 283 lots on 62.22 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Preliminary Plan:** [C8J-2019-0138 - Schwetman Tract](#)
Location: 16111 FM 969 Road, Decker Creek Watershed
Owner/Applicant: Herb Schwetman
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Schwetman Tract composed of 327 lots on a 103.74 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
- 2. [Rules of Procedure: Postponement Requests](#)**
Discuss and consider amending Rules of Procedure related to postponement requests. Co-Sponsors: Commissioner Evans and Commissioner King

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

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.

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

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