ZONING & PLATTING COMMISSION AGENDA

Tuesday, October 15, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, October 15, 2019, 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
Ellen Ray
Hank Smith
Abigail Tatkow
Vacant (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

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from October 1, 2019.
B. PUBLIC HEARINGS

1. **Rezoning:** C14-2019-0121 - Dawson Rezoning; District 5  
   Location: 7731 Manchaca Road, South Boggy Creek Watershed  
   Owner/Applicant: Mary M. Stinson  
   Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
   Request: DR to GO-MU  
   Staff Rec.: **Recommended**  
   Staff: **Wendy Rhoades**, 512-974-7719  
   Planning and Zoning Department

2. **Preliminary Plan:** C8-2018-0176 - Pioneer Hill Sections 5 & 6 Preliminary Plan; District 1  
   Location: 1501-1/2 Arborside Drive, Walnut Creek Watershed  
   Owner/Applicant: Continental Homes of Texas, LP  
   Agent: Pape-Dawson Engineers (Terry Reynolds)  
   Request: Applicant is proposing the creation of a single-family residential subdivision with street, drainage, water quality and utilities with associated improvements.  
   Staff Rec.: **Recommended**  
   Staff: **Joey de la Garza**, 512-974-2664,  
   Development Services Department

3. **Final Plat:** C8-2017-0147.4A - Cantarra 1 North, Section 10; District 1  
   Location: 13641 Cantarra Drive, Gilliland Creek Watershed  
   Owner/Applicant: Continental Homes of Texas, LP  
   Agent: BGE, Inc. (Chris Rawls)  
   Request: Approval of Cantarra 1 North, Section 10, a small lot plat comprised of 39 lots on 7.14 acres.  
   Staff Rec.: **Recommended**  
   Staff: **Steve Hopkins**, 512-974-3175,  
   Development Services Department

4. **Final Plat with Preliminary Plan:** C8J-2018-0160.1A - Bratton II Final Plat  
   Location: 15720 Bratton Lane, Walnut Creek and Gilleland Creek Watersheds  
   Owner/Applicant: WLH Communities - Texas, LLC  
   Agent: LJA Engineering, Inc.  
   Request: Approval of Bratton II Final Plat, consisting of two multi-family/condominium lots on 20.55 acres. Water and wastewater will be provided by the City of Austin.  
   Staff Rec.: **Recommended**  
   Staff: **Jennifer Bennett-Reumuth**, 512-854-1434,  
   Single Office

Facilitator: **Anaiah Johnson** 512-974-2932  
Attorney: **Lee Simmons**, 512-974-2107  
Commission Liaison: **Andrew Rivera**, 512-974-6508
5. **Resubdivision:** C8-2018-0202.0A - Resubdivision of Lot 2, Block G of The Parke - Phase C; District 6  
   Location: 11920 Wilson Parke Ave., Lake Travis Watershed  
   Owner/Applicant: SAS Institute Inc. (James H. Goodnight)  
   Agent: Big Red Dog, a division of WGI (Bradley J. Lingvai, P.E.)  
   Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 81.50 acres.  
   Staff Rec.: **Recommended**  
   Staff: Cesar Zavala, 512-974-3404  
   Development Services Department

6. **Resubdivision:** C8-2018-0180.0A - Lakeshore Addition Resubdivision; District 10  
   Location: 3005 Westlake Drive, Lake Austin Watershed  
   Owner/Applicant: Dorris Miller, Attorney-in-Fact  
   Agent: Permit Partners, Jennifer Hanlen  
   Request: Approval of the resubdivision of Lots 66, 67 and 68 of the Lakeshore Addition on 2.497 acres.  
   Staff Rec.: **Pulled, no action required**  
   Staff: Don Perryman, 512-974-2786  
   Development Services Department

7. **Final Plat with Preliminary Plan:** C8-2019-0033.1A - 1420 Dessau Rd.; District 1  
   Location: 1420 Dessau Road, Walnut Creek Watershed  
   Owner/Applicant: FC Morse, Jr.  
   Agent: Jones and Carter, Gemsong Ryan  
   Request: Approval of the final plat out of an approved preliminary plan for Pioneer Hill Apartments on 29.33 acres.  
   Staff Rec.: **Recommended**  
   Staff: Don Perryman, 512-974-2786  
   Development Services Department

C. **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

D. **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: Anaiah Johnson 512-974-2932  
Attorney: Lee Simmons, 512-974-2107  
Commission Liaison: Andrew Rivera, 512-974-6508
E. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nomination
   Discussion and nomination of a Zoning and Platting Commission member to be recommended to 
   Council for the purpose of serving on the Small Area Planning Joint Committee.

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 and King)

Affordable Housing Working Group
(Commissioners: Aguirre, King and Tatkov)

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.
SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

<table>
<thead>
<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
<th>Total Time Allocated</th>
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<tr>
<td>Applicant / Agent</td>
<td>1</td>
<td>6 min.</td>
<td>12 min. (w/donated time; including 3 min. rebuttal)</td>
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<td>Primary Speaker Opposed</td>
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<td>6 min.</td>
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<td>All other Speakers</td>
<td>unlimited</td>
<td>3 min.</td>
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All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

POSTPONEMENT

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<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
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<tbody>
<tr>
<td>Speakers Favoring Postponement</td>
<td>3</td>
<td>3 min. each</td>
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<tr>
<td>Speakers Opposing Postponement</td>
<td>3</td>
<td>3 min. each</td>
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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

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<thead>
<tr>
<th>January 15, 2019</th>
<th>July 2, 2019</th>
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<tr>
<td>January 29, 2019</td>
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<td>June 18, 2019</td>
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