ZONING & PLAPPING COMMISSION AGENDA

Tuesday, November 19, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, November 19, 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 November 5, 2019.

B. PUBLIC HEARINGS

Facilitator: Renee Johns, 512-749-2767
Attorney: Chad Shaw, 512-974-2671
Commission Liaison: Andrew Rivera, 512-974-6508
1. **Zoning and Rezoning:**
   **C14-2019-0109 - Messinger Tract Rezoning; District 5**
   - Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed
   - Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust
   - Agent: Thrower Design (Ron Thrower)
   - Request: I-RR; RR to SF-6
   - Staff Rec.: **Recommended, with conditions**
   - Staff: Wendy Rhoades, 512-974-7719
     Planning and Zoning Department

2. **Rezoning:**
   **C14-2019-0144 - Slaughter CS-1; District 2**
   - Location: 8601 South Congress Avenue, Onion Creek Watershed
   - Owner/Applicant: Barshop & Oles Company (Milo Burdette)
   - Agent: Thrower Design (Ron Thrower)
   - Request: CS-CO to CS-1
   - Staff Rec.: **Recommended**
   - Staff: Kate Clark, 512-974-1237
     Planning and Zoning Department

3. **Preliminary Plan:**
   **C8-2018-0122 - East Village; District 1**
   - Location: 3407 East Howard Lane, Harris Branch Watershed
   - Owner/Applicant: RH Pioneer North LLC (Gordon Reger)
   - Agent: LJA Engineering (Walter Hoysa)
   - Request: Approval of the East Village preliminary plan, comprised of 478 lots on 101.47 acres.
   - Staff Rec.: **Recommended**
   - Staff: Steve Hopkins, 512-974-3175
     Development Services Department

4. **Site Plan:**
   **SPC-2019-0078C - Solera Reserve; District 10**
   - Location: 6401 FM 2222 Road, West Bull Creek Watershed
   - Owner/Applicant: HPI Champion Land Investors, LLC (Runi Duvall)
   - Agent: Kimley-Horn and Associates (Joel Wixson)
   - Request: Approval of a Hill Country Roadway Site Plan.
   - Staff Rec.: **Recommended**
   - Staff: Anaiah Johnson, 512-974-2932
     Development Services Department

Facilitator: Renee Johns, 512-749-2767
Attorney: Chad Shaw, 512-974-2671
Commission Liaison: Andrew Rivera, 512-974-6508
5. **Site Plan - Conditional Use Permit:**
   - **Location:** 3309 Blazeby Drive, Walnut Creek Watershed
   - **Owner/Applicant:** D.R. Horton
   - **Agent:** LIA Engineering (Walter Hoysa)
   - **Request:** Applicant proposes to construct an amenity center in a single-family neighborhood. Community Recreation (Private) is a Conditional Use in SF-4 base zoning district requiring Land Use Commission approval.
   - **Staff Rec.:** Recommended
   - **Staff:** Jeremy Siltala, 512-974-2945
   - **Department:** Development Services Department

   **SPC-2017-0516C - Pioneer Crossing Amenity Center; District 1**

6. **Final Plat from approved Preliminary Plan:**
   - **Location:** 7620 Decker Lane, Decker Creek Watershed
   - **Owner/Applicant:** Forestar USA Real Estate Group (John Maberry, V.P.)
   - **Agent:** BGE, Inc. (Brian J. Grace, P.E.)
   - **Request:** Approve a final plat composed of 97 lots on 26.850 acres.
   - **Staff Rec.:** Recommended
   - **Staff:** Cesar Zavala, 512-974-3404
   - **Department:** Development Services Department

   **C8-2016-0145.3A - Parker Creek Ranch Phase 3; District 1**

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C. **NEW BUSINESS**

1. **2020 Zoning and Platting Commission Meeting Schedule**
   - Discussion and possible action to adopt the Zoning and Platting Commission 2020 meeting schedule.

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.*

F. **COMMITTEE REPORTS & WORKING GROUPS**

Facilitator: Renee Johns, 512-749-2767
Attorney: Chad Shaw, 512-974-2671
Commission Liaison: Andrew Rivera, 512-974-6508
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 Tatkow)

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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<tbody>
<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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<tr>
<td>Primary Speaker Opposed</td>
<td>1</td>
<td>6 min.</td>
<td>9 min. (w/ donated time)</td>
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<tr>
<td>All other Speakers</td>
<td>unlimited</td>
<td>3 min.</td>
<td>6 min. (w/ donated time)</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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<thead>
<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

<table>
<thead>
<tr>
<th>Date</th>
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<tbody>
<tr>
<td>January 15, 2019</td>
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<tr>
<td>January 29, 2019</td>
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