ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 17, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 17, 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 Tatlow
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 December 3, 2019.

B. PUBLIC HEARINGS

Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
1. **Rezoning:** C14-2019-0143 - C14H-01-0104 - Matthew Brown Homestead; District 5
   - Location: 10140 Old San Antonio Road, Slaughter Creek Watershed
   - Owner/Applicant: City of Austin - Parks and Recreation Department (Scott Grantham)
   - Agent: City of Austin - Planning and Zoning Department (Wendy Rhoades)
   - Request: GR-MU-H-CO (Tract 1); GR-CO (Tract 2) to P-H (Tract 1); P (Tract 2)
   - Staff Rec.: Recommended
   - Staff: Wendy Rhoades, 512-974-7719
   - Planning and Zoning Department

2. **Rezoning:** C14-88-0001.12 - Davenport West PUD Amendment 12
   - Location: 4417 Westlake Drive, St. Stephens Creek
   - Owner/Applicant: Michael and Susan Dell Foundation
   - Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
   - Request: Approval of substantial amendment to Davenport West PUD, Amendment 12, increasing allowable non-residential floor area by 29,090 square feet for proposed office on Lot 17, Block E, Tract F.
   - Staff Rec.: Recommended
   - Staff: Mark Graham, 512-974-3574
   - Planning and Zoning Department

3. **Rezoning:** C14-2019-0146 - Far West
   - Location: 3525 Far West Blvd., Shoal Creek Watershed
   - Owner/Applicant: Frost National Bank (Ross Wood)
   - Agent: Drennan Group (Amanda Swor)
   - Request: Approve GR-V to permit 40,000 sq. ft. commercial building
   - Staff Rec.: Recommended
   - Staff: Mark Graham, 512-974-3574
   - Planning and Zoning Department

4. **Final Plat from Approved Preliminary Plan:** C8-2018-0176.2A - Pioneer Hill Section 6 Final Plat; District 1
   - Location: 10017-1/2 Dessau Road, Walnut Creek Watershed
   - Owner/Applicant: Continental Homes of Texas, LP
   - Agent: Pape-Dawson Engineers (Terry S. Reynolds)
   - Request: Approval of Pioneer Hill Section 6 subdivision consisting of 154 single family lots, 1 parkland lot, 1 drainage lot and 2 greenbelt lots with associated street, drainage, water quality and utility improvements on 76.25 acres.
   - Staff Rec.: Recommended
   - Staff: Joey de la Garza, 512-974-2664
   - Development Services Department
5. **Hill Country Roadway Site Plan (Revision):**  
   **SPC-2017-0372C(R1) - Parke 27 Phase One (Revision One); District 6**  
   Location: 7710 North FM 620 Road, Bull Creek / Lake Travis Watersheds  
   Owner/Applicant: Parke Properties  
   Agent: KBGE (Russel F. Tomer)  
   Request: Approval of a Revision to a previously approved Hill Country Roadway Site Plan for 14 commercial buildings on 27.17 acres to a total of 17 commercial buildings with no change to impervious cover.  
   **Staff Rec.: Recommended**  
   Staff: Randall Rouda, 512-734-3338, Development Services Department

6. **Plat Vacation:**  
   **C8-2016-0109.3A (VAC) - Partial Vacation of Pioneer Crossing, Section 17; District 1**  
   Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed  
   Owner/Applicant: Continental Homes of Texas, LP  
   Agent: Walter Hoysa (LJA Engineering, Inc.)  
   Request: Approval of the vacation of Lot 101, Block EE of Pioneer Crossing, Section 17.  
   **Staff Rec.: Recommended**  
   Staff: Steve Hopkins, 512-974-3175

7. **Replat:**  
   **C8-2017-0268.0A - Pioneer Crossing replat; District 1**  
   Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed  
   Owner/Applicant: Continental Homes of Texas, LP  
   Agent: Walter Hoysa (LJA Engineering, Inc.)  
   Request: Approval of the replat of Lot 101, Block EE of Pioneer Crossing, Section 17, comprised of five lots with a variance to LDC 25-4-171(A).  
   **Staff Rec.: Recommended**  
   Staff: Steve Hopkins, 512-974-3175

8. **Site Plan:**  
   **SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2**  
   Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed  
   Owner/Applicant: Phillip Boghosian  
   Agent: Jeff Howard  
   Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone  
   **Staff Rec.: Not Recommended**  
   Staff: Jonathan Garner, 512-974-1665, Development Services Department
9. **Preliminary Plan:** C8-2019-0032 - Three Hills Apartments Preliminary Plan; District 5
   Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
   Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
   Agent: Jones Carter, Inc. (Gemsong N. Ryan)
   Request: Approval of Three Hills Apartments Preliminary Plan which consists of 6 lots on 58.39 acres.
   Staff Rec.: **Recommended**
   Staff: Joey de la Garza, 512-974-2664
   Development Services Department

10. **Final Plat from Approved Preliminary Plan:** C8-2019-0032.0A - Three Hills Apartments Final Plat; District 5
    Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
    Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
    Agent: Jones Carter, Inc. (Gemsong N. Ryan)
    Request: Approval of Three Hills Apartments Final Plat with approved Preliminary Plan which consists of 6 lots on 58.39 acres.
    Staff Rec.: **Recommended**
    Staff: Joey de la Garza, 512-974-2664
    Development Services Department

11. **Plat Vacation:** C8S-74-028 (VAC) - McAngus Road Addition
    Location: McAngus Road, Dry Creek East
    Owner/Applicant: City of Austin - Craig Russell
    Agent: Dunaway Associates (June Routh)
    Request: Approval of total vacation of McAngus Road Addition consisting of 2 lots on 2.89 acres
    Staff Rec.: **Recommended**
    Staff: Paul Scoggins, 512-854-7619
    Single Office

12. **Plat Vacation:** C8S-76-177 (VAC) - Towery Oak Addition
    Location: McAngus Road, Dry Creek East
    Owner/Applicant: City of Austin - Craig Russell
    Agent: Dunaway Associates (June Routh)
    Request: Approval of total vacation of Towery Oak Addition consisting of 1 lot on 0.50 acres.
    Staff Rec.: **Recommended**
    Staff: Paul Scoggins, 512-854-7619
    Single Office
13. Preliminary Plan: C8-2018-0146 - Fort Dessau West
   Location: 1208 E. Howard Lane, Harris Branch
   Owner/Applicant: Ruth May Mulenex, Executor of Estate
   Agent: LandDev Consulting (Keith Parkan, P.E.)
   Request: Approval of the preliminary plan composed of 149 lots on 57.638 acres.
   Staff Rec.: Recommended
   Staff: Cesar Zavala, 512-974-3404
   Development Services Department

14. Final Plat from Preliminary Plan: C8-2018-0146.1A - Fort Dessau West
   Location: 1208 E. Howard Lane, Harris Branch
   Owner/Applicant: Ruth May Mulenex, Executor of Estate
   Agent: LandDev Consulting (Keith Parkan, P.E.)
   Request: Approval of the final plat composed of 149 lots on 57.638 acres.
   Staff Rec.: Recommended
   Staff: Cesar Zavala, 512-974-3404
   Development Services Department

C. BRIEFING

1. Housing Displacement Mitigation Strategies
   Briefing regarding Housing Displacement Mitigation Strategies. Staff: Johnathan Tomko, (512) 974-1057; Nefertiti Jackmon, (512) 974-3196. Neighborhood Housing and Community Development

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

Codes and Ordinances Joint Committee
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

Comprehensive Plan Joint Committee
Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
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>
<td>9 min. (w/ donated time)</td>
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<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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<tr>
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<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>
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<th>January 15, 2019</th>
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