

Special Meeting of the Zoning and Platting Commission

May 5, 2020

Zoning and Platting Commission to be held May 5, 2020 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers including applicants and representatives, must register in advance (Day before the scheduled meeting MONDAY, MAY 4, 2020 by NOON).** All public comment will occur at the beginning of the

meeting. To speak remotely at the May 5, 2020 Zoning and Platting Commission Meeting, residents must:

- Call or email the board liaison at **512-974-6508** and andrew.rivera@austintexas.gov (the day before the meeting). The information required is the speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, and address, telephone number or email address.
- Once a request to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call providing the telephone number to call on the day of the scheduled meeting.
- Speakers must call in at least 30 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- Please note, while on the teleconference audio will be heard by all participants.
- Handouts or other information may be emailed to andrew.rivera@austintexas.gov by Noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

Postponement requests must be submitted by 5:00 PM Monday, May 4, 2020. Please submit request to both the case manager and commission liaison.

Order of Meeting

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

Vote and Disposal of Consent Agenda

Determination of Discussion Postponement Items

Public Comment and Applicant Presentation On All Items

(3 minutes per speaker; 6 min. applicant. No donation of time.)

Commission Q & A On All Items

Staff Presentation and Commission Deliberation and Vote On Discussion Items

Other Business

Adjournment



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 5, 2020

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, May 5, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Ana Aguirre](#) – Secretary
[Nadia Barrera-Ramirez](#)
[Timothy Bray](#)
[Ann Denkler](#) - Parliamentarian
[Jim Duncan](#) – Vice-Chair
[Bruce Evans](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)

Vacant (District 4)

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. APPROVAL OF MINUTES

1. Approval of minutes from April 21, 2020.

B. PUBLIC HEARINGS

- 1. Rezoning:** [**C14-2020-0025 - Onion Creek Greenbelt; District 2**](#)
Location: 7203 Deep Lane and the West side of South Pleasant Valley Road near the intersection of Springville Lane, Onion Creek Watershed
Owner/Applicant: City of Austin, Parks & Recreation Department (Gregory Montes)
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: P (Tracts 1 and 2); SF-4A-CO (Tract 3) to SF-2 for Tract 1; P for Tracts 2 and 3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [**C814-96-0003.16 - Pioneer Crossing PUD Amendment #16; District 1**](#)
Location: 3124 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC
Agent: City of Austin - Planning and Zoning Department (Sherri Sirwaitis)
Request: PUD to PUD, to amend conditions of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** [**C14-2020-0012 - Plaza Volente Residential; District 6**](#)
Location: 11405, 11409 and 11411 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: Judy and Fred Helms, Kathy and Donald Gross
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: DR to MF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 4. Zoning:** [**C14-2020-0027.SH - Arbor Park; District 6**](#)
Location: 6306 McNeil Drive, Walnut Creek Watershed
Owner/Applicant: Adey/Vandling, Ltd. (Pam Maulding)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: I-RR to MF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 5. Rezoning:** [**C14-2019-0159 - Arboretum Lot 9; District 10**](#)
Location: 9401 Arboretum Boulevard, Bull Creek Watershed
Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, CS, CS-1 to GR-MU
Staff Rec.: **Postponement request by Staff to June 16, 2020**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

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

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

6. **Site Plan:** [SPC-2019-0097C - Stoney Ridge Phase C - Section 3 \(SFAR\) Amenity Lot 16; District 2](#)
Location: 7110 Heine Farm Road, Dry Creek East Watershed
Owner/Applicant: Lennar Homes of Texas, Land & Construction, Ltd. (Kevin Pape)
Agent: CBD Engineering (Bill Couch)
Request: Approve a conditional use for a Community Recreation (Private) land use in an MF-2 zoning district.
Staff Rec.: **Recommended**
Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov
Development Services Department
7. **Site Plan:** [SPC-2019-0098C - Stoney Ridge Phase C - Section 3 \(SFAR\) Amenity Lot 22 & 23; District 2](#)
Location: 7111 Heine Farm Road, Dry Creek East Watershed
Owner/Applicant: Lennar Homes of Texas, Land & Construction, Ltd. (Kevin Pape)
Agent: CBD Engineering (Bill Couch)
Request: Approve a conditional use for a Community Recreation (Private) land use in an MF-2 zoning district.
Staff Rec.: **Recommended**
Staff: Robert Anderson, 512-974-3027, robert.anderson@austintexas.gov
Development Services Department
8. **Site Plan:** [SPC-2019-0048D - Emma Long; District 10](#)
Location: 1706 City Park Road, Lake Austin Watershed
Owner/Applicant: City of Austin, Parks & Recreation Department (Kevin Johnson)
Agent: MWM Design Group (Jason Bass)
Request: Approve a conditional use permit for a Public (P) zoning district greater than one acre in size, per 25-2-625.
Staff Rec.: **Recommended**
Staff: Robert Anderson, 512-974-3028, robert.anderson@austintexas.gov
Development Services Department
9. **Site Plan:** [SPC-2012-0414C\(R1\) - Davis WTP Zebra Mussels Mitigation; District 10](#)
Location: 3352 Mount Bonnell Road, Huck's Slough Watershed
Owner/Applicant: City of Austin, Public Works Department
Agent: MWM Design Group
Request: Request variances from LDC 25-8-281 (C)(2)(b) to allow construction within the 150-foot buffer of Critical Environmental Features and LDC 25-8-341 to allow cut to 5.5.
Staff Rec.: **Recommended**
Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee-taulli@austintexas.gov
Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department

- 10. Site Plan:** [**SPC-03-0005C\(R1\) - Albert H. Ullrich Water Treatment Plant 160 MGD Upgrade; District 8**](#)
Location: 3602-1/2 Redbud Trail, Unit C, Bee Creek Watershed
Owner/Applicant: City of Austin, Public Works Department
Agent: MWM Design Group
Request: Request variance from LDC 25-8-281 (C)(2)(b) to allow construction within the 150-foot buffer for a rimrock Critical Environmental Feature.
Staff Rec.: **Recommended**
Staff: Pamela Abee-Taulli, 512-974-1879, pamela.abee-taulli@austintexas.gov
Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
- 11. Site Plan:** [**SP-2019-0109C - Water Oak Apartments; District 5**](#)
Location: 12234 Heatherly Drive, Onion Creek Watershed
Owner/Applicant: South IH35 Investors LP
Agent: Jones Carter
Request: Request variance from LDC 25-8-341 to allow cut in excess of 4 feet on slopes exceeding 15 percent with the following Conditions:
1. Stockpile and reserve topsoil for use in revegetation of disturbed areas
2. Revegetate disturbed areas adjacent to creek and pond with riparian plantings per 609S.6
3. Use enhanced erosion and sedimentation controls during construction to prevent outflow of sediment laden water from pond.
Staff Rec.: **Recommended with conditions**
Staff: Pamela Abee-Taulli, 512-974-1879, pamela.abee-taulli@austintexas.gov
Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
- 12. Site Plan - Environmental Variance Only:** [**SP-2018-0028D - Valla Djafari; District 10**](#)
Location: 2009 Lakeshore Drive, Lake Austin Watershed
Owner/Applicant: Chad Barrett
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: Request variance from LDC 25-8-281(C)(2)(b) with the following conditions:
• Construction access will occur from Lake Austin by barge.
• Staircase will span the rimrock and posts will not be located closer than 5 feet from the crest and base of the Rimrock CEF.
• Staircase shall be preassembled in sections off-site, which will reduce the amount construction activities near the Rimrock CEF.
• Additional wetland mitigation and shoreline stabilization will be installed per Landscape Plan Sheet 10.
Staff Rec.: **Recommended with conditions**
Staff: Pamela Abee-Taulli, 512-974-1879, pamela.abee-taulli@austintexas.gov
Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov
Development Services Department

13. Final Plat with Preliminary: [C8-2017-0193.01.1A - East Village; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa)
Request: Approve a final plat out of an approved preliminary of 14 lots on 26.06 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

14. Final Plat with Preliminary: [C8-2017-0193.01.2A - East Village Town Center; District 1](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa)
Request: Approve a final plat out of an approved preliminary of 11 lots on 25.39 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

C. NEW BUSINESS

1. Nomination and election of Zoning and Platting Commission Officers.

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

Attorney: [Erika López](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Aguirre, Evans and Smith)

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

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.