

Special Meeting of the Zoning and Platting Commission July 21, 2020

Zoning and Platting Commission to be held July 21, 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, July 20, 2020 by Noon).**

To speak remotely at the July 21, 2020 Zoning and Platting Commission Meeting, residents must:

Call or preferably email the board liaison at 512-974-6508 and andrew.rivera@austintexas.gov (the day before the meeting). The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

Failure to provide the required information by noon July 20, 2020 shall render a request null and void.

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

•Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

•Handouts or other information must be emailed to andrew.rivera@austintexas.gov by 1:00 PM Tuesday, July 21, 2020. This information will be provided to Commission members in advance of the meeting.

•Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

Time Allotment:

Applicant: 6 minutes and 3 minutes rebuttal.

Speakers: 3 minutes.

Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM Monday, July 20, 2020

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

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement at 2 minutes each per speaker. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.



ZONING & PLATTING COMMISSION AGENDA

Tuesday, July 21, 2020

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, July 21, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Ana Aguirre](#) – Secretary
[Nadia Barrera-Ramirez](#) – Vice-Chair
[Timothy Bray](#)
[Ann Denkler](#) - Parliamentarian
[Jim Duncan](#)
[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 June 16, 2020.

B. PUBLIC HEARINGS

1. **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.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

2. **Rezoning:** [C14-2020-0060 - Avery Lakeline; District 6](#)
Location: 14231 North U.S. Highway 183A Service Road North Bound, Butter Cup Creek, South Brushy Creek Watersheds
Owner/Applicant: Lakeline Avery Partners, LP (Alex Clarke)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: MF-4 to CS-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

3. **Rezoning:** [C14-2020-0061 - This Old Wood Rezoning; District 1](#)
Location: 13313 Old Gregg Lane, Harris Branch Watershed
Owner/Applicant: Big Wood Floors, Inc. (Jeffery Spector)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: RR to W/LO-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

4. **Rezoning:** [C14-2020-0066 - Concordia Residence Hall-PDA Amendment; District 6](#)
Location: 11400 Concordia University Drive, Lake Austin Watershed
Owner/Applicant: Concordia University (Dan Gregory)
Agent: Drenner Group (Dave Anderson, Nikki Hoelter)
Request: R&D-PDA to R&D-PDA, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

5. **Final Plat Out of a Preliminary Plan:** [C8J-2018-0167.1A - Addison Section 5 \(Small Lot Subdivision\) - Final Plat](#)
Location: Near US 183 South and Dee Gabriel Collins Road, Onion and Cottonmouth Creek Watersheds
Owner/Applicant: CARMA Properties Westport
Agent: Kitchen Table Solutions (Jonathan Fleming)
Request: Approval of a final plat consisting of 144 single-family lots on 23.71 acres.
Staff Rec.: **Recommended**
Staff: Joe L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Single Office: Travis County/City of Austin
6. **Resubdivision:** [C8-2020-0038.0A - Charro Estates, Resubdivision of Lot 15; \(5-mile ETJ\)](#)
Location: 694 Mesa Drive, Cedar Creek Watershed
Owner/Applicant: Jocelyn Fuentes
Agent: ATX Permit & Consulting (Lila Nelson)
Request: Approval of a resubdivision of one lot into 5 lots on 5.418 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
7. **Final Plat from approved preliminary plan:** [C8-2018-0165.1A - Cascades at Onion Creek East, Phase One; District 5](#)
Location: 11601 South IH-35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering, Inc. (Russell Kotara, P.E.)
Request: Approval of the final plat composed of 91 lots on 40.5379 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
8. **Final Plat from approved preliminary plan:** [C8-2018-0171.1A.SH - Goodnight Ranch Phase Two-East Section One; District 2](#)
Location: 9308 Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch, L.P. (Myra Goepp)
Agent: LandDev Consulting (Greg Fortman)
Request: Approve a final plat out of an approved preliminary plan for 175 lots on 66.115 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Attorney: [Nicolas Parke](#), 512-974-6463

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

9. **Final Plat (without a preliminary plan):** [C8-2020-0090.0A - Menchaca Road Apartments; District 5](#)

Location: 7731 Menchaca Road, South Boggy Creek Watershed
Owner/Applicant: CRP-GREP Elan Dawson Owner L.P. (Logan Kimble, Greystar)
Agent: BGE, Inc. (Brian Grace)
Request: Approval of a final plat consisting of 1 lot on 10.70 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

C. BRIEFINGS

1. Briefing on the merger of the Neighborhood and Community Development and Planning and Zoning Department into the Housing and Planning Department as proposed in the City Manager's FY 20-21 budget submittal. Presenters: Rodney Gonzalez, Assistant City Manager, (512) 974-2313; Rosie Truelove, Director, Neighborhood Housing & Community Development, (512) 974-3064; Jerry Rusthoven, Assistant Director/ Interim Lead, Planning and Zoning Department, (512) 974-3207.

D. NEW BUSINESS

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action on City budget recommendations. Sponsors: Commissioners Ray and King
2. 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. Sponsors: Chair Kiolbassa, Commissioner Duncan

F. 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.

G. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Barrera-Ramirez; Commissioners Duncan 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.