



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, May 5, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, May 5, 2020
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Vice-Chair Duncan called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Ellen Ray
Hank Smith**

Absent:

**Jolene Kiolbassa – Chair
Nadia Barrera-Ramirez**

One vacancy (D-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.

Motion to approve the minutes from April 21, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation of SF-2 district zoning for Tract 1; P district zoning for Tracts 2 and 3 for C14-2020-0025 - Onion Creek Greenbelt located at 7203 Deep Lane and the West side of South Pleasant Valley Road near the intersection of Springville Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation of PUD district zoning, to amend conditions of zoning for C814-96-0003.16 - Pioneer Crossing PUD Amendment #16 located at 3124 East Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation of MF-2 district zoning for C14-2020-0012 - Plaza Volente Residential located at 11405, 11409 and 11411 North FM 620 Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to grant Staff's recommendation of MF-3 district zoning for C14-2020-0027.SH - Arbor Park located at 6306 McNeil Drive was approved on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Motion to grant Staff's request for postponement of this item to June 16, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2019-0097C - Stoney Ridge Phase C - Section 3 (SFAR) Amenity Lot 16 located at 7110 Heine Farm Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2019-0098C - Stoney Ridge Phase C - Section 3 (SFAR) Amenity Lot 22 & 23 located at 7111 Heine Farm Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2019-0048D - Emma Long located at 1706 City Park Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2012-0414C(R1) - Davis WTP Zebra Mussels Mitigation located at 3352 Mount Bonnell Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-03-0005C(R1) - Albert H. Ullrich Water Treatment Plant 160 MGD Upgrade located at 3602-1/2 Redbud Trail was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion to approve Staff's recommendation for SP-2019-0109C - Water Oak Apartments located at 12234 Heatherly Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion to approve Staff's recommendation for SP-2018-0028D - Valla Djafari located at 2009 Lakeshore Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2017-0193.01.1A - East Village located at 3124-1/2 East Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2017-0193.01.2A - East Village Town Center located at 3407 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 8-0. Chair Kiolbassa and Commissioner Barrera-Ramirez absent. One vacancy on the Commission.

C. NEW BUSINESS

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

Item postponed by unanimous consent of the Zoning and Platting Commission to May 19, 2020.

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

Item disposed without discussion or action.

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)

No report provided.

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

No report provided.

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

No report provided.

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.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, May 5, 2020 at 7:06 p.m.