



ZONING & PLATTING COMMISSION AGENDA

Tuesday, February 19, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, February 19, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary

[Nadia Barrera-Ramirez](#)

[Dustin Breithaupt](#)

[Ann Denkler](#)

[Jim Duncan](#) – Vice-Chair

[Bruce Evans](#)

[David King](#)

[Jolene Kiolbassa](#) – Chair

[Sunil Lavani](#)

[Abigail Tatkow](#)

Vacancy

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. 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.

B. APPROVAL OF MINUTES

1. Approval of minutes from meeting February 5, 2019.

Facilitator: [Katie Wettick](#), 512-974-3529

Attorney: [Lee Simmons](#), 512-974-2107

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

C. PUBLIC HEARINGS

- 1. Resubdivision:** [C8J-2018-0080.0A - Cheney Acres - Resubdivision of a portion of Lot 4, Block B, The Post Oak](#)

Location: 10508 Parson Road, Lockwood Creek Watershed
Owner/Applicant: Jeremiah and Megan Cheney
Agent: IT Gonzalez Engineers (Bill Graham)
Request: Approval of Cheney Acres - Resubdivision of a portion of Lot 4, Block B, The Post Oak, consisting on one single-family lot on 1.97 acres. Water will be provided by Manville Water Supply, and wastewater will be provided by an onsite sewage facility.

Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434
Single Office
- 2. Preliminary Plan:** [C8J-2016-0137 - Big Valley Subdivision](#)

Location: 2211 FM 1626 Road, Little Bear Creek Watershed
Owner/Applicant: Leroy and Joyce Young
Agent: Peloton Engineering (Justin Lange)
Request: Approval of a preliminary plan consisting of 18 lots on 107.1 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 3. Site Plan Extension:** [SP-2012-0370C\(XT2\) - Riata Corporate Park Building 1; District 6](#)

Location: 12301 Riata Trace Pkwy, Bldg 1, Walnut Creek Watershed
Owner/Applicant: BRI 1872 Riata I, LLC
Agent: Drenner Group, PC (Amanda W. Swor)
Request: Applicant requests a two-year extension to the approved site plan.
Staff Rec.: **Recommended**
Staff: [Jonathan Davila](#), 512-974-2414
Development Services Department
- 4. Rezoning:** [C14-2018-0147 - Glenbrook Addition Section 1; District 2](#)

Location: 3059 East SH 71 Service Road Westbound; 3000 Meldrum Road, Colorado River Watershed
Owner/Applicant: 3059 Highway 71 Investments, LLC (Saeed Minhas)
Agent: Hector Avila
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Katie Wettick](#), 512-974-3529

Attorney: [Lee Simmons](#), 512-974-2107

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

5. **Rezoning:** [C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3; District 7](#)
Location: 1210 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 1212 Parmer LLC (Luis Montes, Manager)
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0136 - 1901 Ed Bluestein; District 3](#)
Location: 1901 Ed Bluestein Boulevard, Boggy Creek Watershed, Colorado River Watershed
Owner/Applicant: Sunbelt Cleveland Properties LP (Dayne Yeager)
Agent: Metcalfe, Wolff, Stuart & Williams LLP (Michele Rogerson Lynch)
Request: CS-CO to CS-MU-CO
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0135 - West Harbor Marina LLC; District 10](#)
Location: 2503 Westlake Drive, Lake Austin Watershed
Owner/Applicant: West Harbour, LLC
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: LA and SF-3 to SF-5
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
8. **Final Plat:** [C8J-2019-0013.0A - Jaimes Subdivision \(Withdraw / Resubmittal of C8J-2018-0009.0A\)](#)
Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
Owner/Applicant: Jaimes Iris
Agent: Capitol Drafting & Design (Albert Alaniz)
Request: Approval of the Jaimes Subdivision (Withdraw / Resubmittal of C8J-2018-0009.0A) composed of 1 lot on 2.83 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat – Previously Unplatted:** [C8-2019-0015.0A - SoCo II; District 2](#)
 Location: 8100 South Congress Avenue, South Boggy Creek Watershed
 Owner/Applicant: Chris Clark
 Agent: LJA Engineering (Michael P. Porvaznik)
 Request: Approval of the SoCo II Final Plat composed of 1 lot on 6.67 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat – Previously Unplatted:** [C8J-2019-0016.0A - Extended Stay America Tech Ridge](#)
 Location: 1728 East Parmer Lane, Harris Branch Watershed
 Owner/Applicant: ESAP Portfolio, LLC (Phillip Lee)
 Agent: Inteplan, LLC (Gaea Nunez)
 Request: Approval of the Extended Stay America Tech Ridge composed of 1 lot on 3.66 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat – Resubdivision:** [C8J-2019-0020.0A - Porter Tract](#)
 Location: 12800-13021 Bob Johnson Road, Little Bear Creek Watershed
 Owner/Applicant: RRRS 1626, LLC
 Agent: BGE (Brian Grace)
 Request: Approval of the Porter Tract Final Plat composed of 1 lot on 15.6 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Final Plat – Resubdivision:** [C8-2019-0017.0A - Jake's Forest Subdivision; District 8](#)
 Location: 2407 Stratford Drive, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Art Acevedo
 Agent: LOC Consultants, Civil Division (Sergio Lozano, P.E.)
 Request: Approval of the Jake's Forest Subdivision composed of 2 lots on 1.03 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

13. **Final Plat – Resubdivision:** [C8-2019-0018.0A - Tom F. Dunnahoo Subdivision; Resubdivision of Lot 2, Block A, Replat of Portion 8; District 2](#)
Location: 9006 Cullen Lane, Slaughter Creek Watershed
Owner/Applicant: LG Slaughter and Cullen LLC; LG Slaughter Austin LLC (Will Tolliver)
Agent: Kimley-Horn (Andrew Evans, P.E.)
Request: Approval of Tom F. Dunnahoo Subdivision; Resubdivision of Lot 2, Block A, Replat of Portion 8 composed of 3 lots on 5.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat – with Preliminary:** [C8-99-0023.6A - Summit Eck Lane Lot 5](#)
Location: Eck Lane, Lake Travis Watershed
Owner/Applicant: William Bradford Cummins
Agent: Miller Gray Engineering (Dale Gray)
Request: Approval of the Summit on Eck Lane Lot 5 composed of 6 lots on 3.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat – with Preliminary:** [C8-99-0023.5A - Summit on Eck Lane Lot 4](#)
Location: 3926 Eck Lane, Lake Travis Watershed
Owner/Applicant: William Bradford Cummins
Agent: Miller Gray Engineering (Dale Gray)
Request: Approval of Summit on Eck Lane Lot 4 composed of 6 lots on 3.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Preliminary Plan:** [C8-2019-0019.SH - Goodnight Ranch Phase One B Preliminary Plan; District 2](#)
Location: 8749 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepp)
Agent: LandDev Consulting, LLC (Greg Fortman)
Request: Approval of the Goodnight Ranch Phase One B Preliminary Plan composed of 1 lot on 2.821 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Special Election of Interim Parliamentarian

Nomination and election of a member of the Zoning and Platting Commission to serve as interim parliamentarian.

2. Annual Internal Review 2018

Discuss and approve the Annual Internal Review 2018

E. 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

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

[Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

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.

Facilitator: [Katie Wettick](#), 512-974-3529

Attorney: [Lee Simmons](#), 512-974-2107

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

SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

Speaker	Number	Time Allocated	Total Time Allocated
Applicant / Agent	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
Primary Speaker Opposed	1	6 min.	9 min. (w/ donated time)
All other Speakers	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

POSTPONEMENT

Speaker	Number	Time Allocated
Speakers Favoring Postponement	3	3 min. each
Speakers Opposing Postponement	3	3 min. each

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

January 15, 2019	July 2, 2019
January 29, 2019	July 16, 2019
February 5, 2019	August 6, 2019
February 19, 2019	August 20, 2019
March 5, 2019	September 3, 2019
March 19, 2019	September 17, 2019
April 2, 2019	October 1, 2019
April 16, 2019	October 15, 2019
May 7, 2019	November 5, 2019
May 21, 2019	November 19, 2019
June 4, 2019	December 3, 2019
June 18, 2019	December 17, 2019