



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, March 5, 2019**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, March 5, 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 19, 2019.

Facilitator: [Natalia Rodriguez](#), 512-974-3099

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

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

## C. PUBLIC HEARINGS

- 1. Site Plan - Environmental Variance Only:** [SP-2016-0607D - Junction Athletic Complex](#)

Location: 8921 West US 290 Highway, Slaughter Creek Watershed-Barton Springs Zone

Owner/Applicant: Lucky 13 Holdings, LLC (Lindsey Rosenthal)

Agent: Texas Engineering Solutions (Connor Overby)

Request: A variance request to construct in the Water Quality Transition Zone, 13-2-563; Fill exceeding four feet of depth, 13-7-16(a); Cut exceeding four feet of depth, 13-7-16(b)

Staff Rec.: **Recommends approval for construction in the Water Quality Transition Zone, 13-2-563. Not recommend approval for fill exceeding four feet of depth, 13-7-16(a) and cut exceeding four feet of depth, 13-7-16(b)**

Staff: [Jonathan Garner](#), 512-974-1665  
[Clarissa Davis](#), 512-974-1423  
Development Services Department
- 2. Site Plan - Environmental Variance Only:** [SP-2018-0221C - West Harbour Marina; District 10](#)

Location: 2503 Westlake Drive Bldg. Bd., Lake Austin Watershed

Owner/Applicant: G4 Interests, LLC

Agent: Janis Smith Consulting, LLC (Janis Smith)

Request: Request to vary from 25-8-368(E) to allow more than 25 cubic yards of dredging in Lake Austin.

Staff Rec.: **Recommended with Environmental Board conditions.**

Staff: [Pamela Abee-Taulli](#), 512-974-1879  
[Clarissa Davis](#), 512-974-1423  
Development Services Department
- 3. Site Plan Extension:** [SP-2013-0470C\(XT2\) - Cameron Food Court; District 1](#)

Location: 9001 Cameron Road, Little Walnut Creek Watershed

Owner/Applicant: ZIF Holdings, INC

Agent: Moncada Enterprises LLC (Phil Moncada)

Request: Approval of a 3 year extension to the approved site plan.

Staff Rec.: **Recommended**

Staff: [Clarissa Davis](#), 512-974-1423  
Development Services Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Rezoning:** [C14-2019-0005 - APC Towers - TX 1395 Kuckols Crossing; District 2](#)  
Location: 4400-1/2 East William Cannon Drive, Williamson Creek Watershed  
Owner/Applicant: LDG Development LLC (Jacob P. Brown)  
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)  
Request: GR-MU-CO to GR-MU-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
5. **Rezoning:** [C14-2018-0130 - The Meadows on West Slaughter; District 5](#)  
Location: 707 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: SFC Software Factory LLC (Leonardo Madrigal)  
Agent: Morales Development LLC (Amy Morales)  
Request: GO-MU-CO to GR-MU-V  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0102 - Pioneer Hill MF-1 Rezoning; District 1](#)  
Location: 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive, and 10611 Tildon Avenue, Little Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas LP  
Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)  
Request: MF-1 to SF-6  
Staff Rec.: **Pending; Staff Postponement request to March 19, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0148 - 12202 Pecan Street Rezoning; District 6](#)  
Location: 12202 Pecan Street, Rattan Creek Watershed  
Owner/Applicant: Perry Barth  
Agent: Thrower Design (A. Ron Thrower)  
Request: SF-3 to CS  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
8. **Zoning and Rezoning:** [C14-2019-0030 - West Courtyard Zoning; District 10](#)  
Location: 6917 West Courtyard Drive, Lake Austin and West Bull Creek Watersheds  
Owner/Applicant: Trowbridge Janey Descendants Trust (John G. Trowbridge)  
Agent: Site Specifics (John Hussey)  
Request: I-RR and PUD to RR  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099

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

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

9. **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-CO  
 Staff Rec.: **Recommendation of SF-5**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
10. **Austin Strategic Mobility Plan:** [Austin Strategic Mobility Plan](#)  
 Request: Discuss and consider recommending amendment(s) to the Imagine Austin Comprehensive Plan by approving the [Austin Strategic Mobility Plan](#).  
 Staff Rec.: **Recommended**  
 Staff: [Annick Beaudet](#), 512-974-7959, Assistant Director, Austin Transportation Department
11. **Final Plat:** [C8-2019-0021.0A - Braker Pointe Subdivision; District 7](#)  
 Location: 10751-1/2 North MoPac Expressway Service Road Northbound, Shoal Creek Watershed  
 Owner/Applicant: GBD Properties, Inc.  
 Agent: Stantec Consulting Services, Inc. (Nick Brown)  
 Request: Approval of the Braker Pointe Subdivision composed of 2 lots on 2.59 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
12. **Final Plat:** [C8-2019-0022.1A - Colton Bluff Phase 1; District 2](#)  
 Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)  
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of Colton Bluff Phase 1 composed of 183 lots on 44.7 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
13. **Final Plat:** [C8J-2019-0023.0A - Rosson-290](#)  
 Location: 8107 Rosson Drive, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Cindee Schieffer  
 Agent: Southwest Engineers (Alberto Gutierrez)  
 Request: Approval of Rosson-290 composed of 1 lot on 2.21 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 14. Final Plat:** [C8J-2019-0027.0A - Easton Park Section 2A Phase 3; District 2](#)  
Location: 7716-1/2 East William Cannon Drive, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Easton LLC (Luke Gosda)  
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)  
Request: Approval of Easton Park Section 2A Phase 3 composed of 1 lot on 4.15 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat:** [C8J-2019-0028.0A - Easton Park Section 2A Phase 4; District 2](#)  
Location: 7716-1/2 East William Cannon Drive, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Easton LLC (Carma Easton)  
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)  
Request: Approval of Easton Park Section 2A Phase 4 composed of 1 lot on 4.15 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat with Preliminary:** [C8J-2018-0091.1A - Turners Crossing North-Phase 1](#)  
Location: 13023 North Turnersville Road, Rinard Creek Watershed  
Owner/Applicant: Executor of Estate of Harriet Shaffer (Charles O. Grigson)  
Agent: Kimley-Horn & Associates (Joshua Miksh); Meritage Homes of Texas, LLC  
Request: Approval of Turners Crossing North-Phase 1 composed of 327 lots on 118.87 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 17. Final Plat:** [C8-2019-0019.1A.SH - Goodnight Ranch Phase One-B Final Plat; District 2](#)  
Location: 8749 Vertex Boulevard, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch (Myra Goepp)  
Agent: LandDev Consulting (Greg Fortman)  
Request: Approval of the Goodnight Ranch Phase One-B Final Plat composed of 1 lot on 2.82 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 18. Preliminary Plan:** [C8J-2019-0026.0A - Orchard Ranch](#)  
Location: 11070 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: The Brohm Group, LLC DBA Brohn Homes  
Agent: Dannenbaum Engineering Company (John Hines)  
Request: Approval of Orchard Ranch composed of 68 lots on 82.89 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

19. **Final Plat:** [C8-2019-0030.0A - Omni Business Park; District 2](#)  
 Location: 7303 Burlison Road, Onion Creek Watershed  
 Owner/Applicant: Chall LTD (Len Layne)  
 Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)  
 Request: Approval of the Omni Business Park Amended Plat of Lots 1 & 3 composed of 36.489 acres on 2 lots.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat:** [C8-2019-0031.0A - Charro Estates](#)  
 Location: 694 Mesa Drive, Cedar Creek Watershed  
 Owner/Applicant: JJ and R Trucking (Jocelyn Fuentes)  
 Agent: ATX Permit and Consulting LLC. (Lila Nelson)  
 Request: Approval of Charro Estates composed of 5 lots on 5.42 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat:** [C8-97-0123.05.1A - Presido III / IV Final Plat; District 6](#)  
 Location: 13460 Lyndhurst Street, Lake Creek Watershed  
 Owner/Applicant: SONMAR of Phoenix LLC Et Al  
 Agent: Jones & Carter (Ross Corder)  
 Request: Approval of the Presido III / IV Final Plat composed of 2 lots on 13.66 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Preliminary Plan:** [C8-97-0123.05 - Presido III / IV Preliminary Plat; District 6](#)  
 Location: 13460 Lyndhurst Street, Lake Creek Watershed  
 Owner/Applicant: SONMAR of Phoenix LLC Et Al  
 Agent: Jones & Carter (Ross Corder)  
 Request: Approval of the Presido III / IV Preliminary Plat composed of 2 lots on 13.66 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat - Amended Plat:** [C8J-2019-0029.0A - Spring Hill Village Block B Lots 5 & 6](#)  
 Location: 2129 West Pecan Street, Gilleland Creek Watershed  
 Owner/Applicant: Cross Development FXC Pflugerville, LLC  
 Agent: Kimley-Horn (Allison Kennaugh)  
 Request: Approval of Spring Hill Village Block B Lots 5 & 6 composed of 2 lots on 1.77 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

24. **Final Plat with Preliminary:** [C8-92-0172.2A - Barton Cove Section Two](#)  
 Location: 11961 Overlook Pass, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: William & Katrine Formby  
 Agent: Hutson Land Planners (Charles Dunn)  
 Request: Approval of Barton Cove Section Two composed of 9 lots on 83.4 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
25. **Final Plat - Previously Unplatted:** [C8-2019-0025.0A - Bluff Plaza; District 2](#)  
 Location: 4400 East William Cannon Drive, Williamson Creek Watershed  
 Owner/Applicant: LDG Development LLC  
 Agent: Costello, Inc. (Steven Buffum)  
 Request: Approval of the Bluff Plaza Final Plat composed of 1 lot on 0.85 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
26. **Preliminary Plan:** [C8-2019-0032 - Three Hills Apartments Subdivision; District 5](#)  
 Location: 12001 South Interstate Highway 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: South IH 35 Investors LP  
 Agent: Jones Carter (Gemsong Ryan)  
 Request: Approval of the Three Hills Apartments Subdivision Preliminary Plan composed of 6 lots on 58.39 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
27. **Preliminary Plan:** [C8-2019-0033 - Pioneer Hill Apartments; District 1](#)  
 Location: 1420 Dessau Road, Walnut Creek Watershed  
 Owner/Applicant: F C Morse Jr. Exempt Family Trust Et Al  
 Agent: Jones Carter (Gemsong Ryan)  
 Request: Approval of the Pioneer Hill Apartments Preliminary Plan composed of 2 lots on 29.33 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## **D. NEW BUSINESS**

## **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: [Natalia Rodriguez](#), 512-974-3099

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**SPEAKER TESTIMONY TIME ALLOCATION**

**PUBLIC HEARING**

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

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	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



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Vacancy

## **ADDENDUM**

### **EXECUTIVE SESSION (No public discussion)**

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### **D. NEW BUSINESS**

#### **1. Codes and Ordinances Joint Committee Membership**

Nominate and elect members to be recommended to the Austin City Council for the purpose of serving on the Codes and Ordinances Joint Committee

Facilitator: [Natalia Rodriguez](#), 512-974-3099

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