



Zoning & Platting Commission

February 7, 2017 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

AGENDA

Ana Aguirre

Dustin Breithaupt

Ann Denkler – Parliamentarian

Jim Duncan

Bruce Evans

Yvette Flores

Betsy Greenberg

Jolene Kiolbassa – Secretary

Sunil Lavani

Gabriel Rojas – Vice - Chair

Thomas Weber - Chair

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 January 17, 2017.

C. PUBLIC HEARINGS

- 1. Rezoning:** [**C14-2016-0021 - Double Creek Residences; District 5**](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Walters Southwest (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Postponement request by the Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [**C14-2016-0130 - 11410 Manchaca Rd; District 5**](#)
Location: 11410 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Partners Inc. (Sufian Emmar)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: GR-CO to CS-1
Staff Rec.: **Postponement request by the Staff to March 7, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [**C14-2016-0124 - Parmer Business Park; District 1**](#)
Location: Southwest corner of East Howard Lane and Harris Ridge Boulevard,
Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Postponement request by the Staff to March 7, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Zoning:** [**C14-2016-0134 - Pioneer at Walnut Creek; District 1**](#)
Location: 11126 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Nirav Amin
Agent: Vincent Gerard & Associates (Vincent G. Huebinger)
Request: I-RR to MF-2
Staff Rec.: **Postponement request by the Staff to March 7, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 5. Rezoning:** [**C14-2016-0131 - Strobo Subdivision; District 10**](#)
Location: 4509 City Park Road, Coldwater Creek Watershed
Owner/Applicant: Robert E. Strobo
Agent: Texas Engineering Solutions, LLC (Connor Overby)
Request: DR to SF-1
Staff Rec.: **Recommendation of SF-1-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

6. **Rezoning:** [C14-2016-0126 - Howard Lane Tract; District 1](#)
Location: 13000 Block of East Howard Lane and 13414 Harris Glenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Limited (Robert C. Wilson, III)
Agent: Waterloo Development, Inc. (Chris Blackburn)
Request: LO-CO to SF-4A
Staff Rec.: **Recommendation of SF-4A-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
7. **EV Variances, CUP and HCRO height bonus:** [SPC-2016-0055C - Junior League Community Impact Center; District 10](#)
Location: 5330 Bluffstone Lane, Bull Creek Watershed
Owner/Applicant: Junior League of Austin (Gregory M. Noack)
Agent: Garrett-Ihnen Civil Engineers (Jason Rodgers)
Request: 1. To approve EV Variances A. Cut and Fill (2 variances) above 4' [13-15-235]; B. Construction on slopes [13-15-237] 2. To approve HCRO Bonus Height provision [25-2-1128 (C)1 and 2]; 4. CUP for approval of Club or Lodge Use
Staff Rec.: **Postponement request by the Staff to February 21, 2017**
Staff: [Lynda Courtney](#), 512-974-2810
[Atha Phillips](#), (512) 974-6303
Development Services Department
8. **Final Plat with Preliminary:** [C8-2016-0109.5A - Pioneer Crossing East, Section 16; District 1](#)
Location: Samsung Blvd. & Sprinkle Cutoff Rd., Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas (Ian Cude)
Agent: Longaro Clarke, LP (Walter Hoysa)
Request: Approve a final plat consisting of 25 lots on 14.857 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
9. **Final Plat with Preliminary:** [C8-2014-0147.1A - Harris Branch Tract E-68 Section One; District 1](#)
Location: East Howard Lane, Harris Branch Watershed
Owner/Applicant: Austin HB Properties. Ltd. (John McCullogh)
Agent: CSF Civil Group (Randall Nixon)
Request: Approval of a final plat out of an approved preliminary consisting of 82 lots on 18.710 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

- 10. Preliminary Plan:** [C8-2016-0146 - Park 183; District 2](#)
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Park 183 Land, LLC
Agent: Jones & Carter (Gemsong Ryan)
Request: Approval of Park 183, a preliminary plan comprised of 9 lots on 95.5 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 11. Resubdivision:** [C8-2015-0196.0A - Elmwood Estates Resubdivision of Lot 12, Block E; District 5](#)
Location: 1103 Matthews Lane, South Boggy Creek Watershed
Owner/Applicant: Amy Bernhard
Agent: ATS Engineers (Kerri Pena)
Request: The applicant requests to resubdivide an existing lot into 4 lots for residential use and 1 lot for detention and CEF setback. The applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide a lot using a flag lot configuration.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 12. Site Plan Conditional Use Permit:** [SPC-2016-0446A - Oak Creek; District 7](#)
Location: 3107 Oak Creek Drive, Walnut Creek Watershed
Owner/Applicant: Eastbourne Mopac LLC, (Francis Egan)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Amanda Brown)
Request: Approval of a Conditional Use Permit for a Hospital Services (Limited) use.
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-2942
Development Services Department
- 13. Final Plat:** [C8J-2017-0012.0A - Live Oak Subdivision](#)
Location: 12314 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Toby Brewster
Agent: Thonhoff Consulting Engineering (Robert Thonhoff Jr., P.E.)
Request: Approval of the Live Oak Subdivision composed of 5 lots on 10 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. **Final Plat:** [C8-2017-0006.0A - Hackberry Resubdivision; District 4](#)
Location: 417 Hackberry Lane, Little Walnut Creek Watershed
Owner/Applicant: John Choate
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Hackberry Resubdivision composed of 3 lots on 1.26 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2017-0008.0A - Kincheon Subdivision, Lots 6 & 7, Block 6, Section 1, Amended Plat; District 5](#)
Location: 3303 Elija Street, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Further Still, LLC (Ramu KC)
Request: Approval of the Kincheon Subdivision, Lots 6 & 7, Block 6, Section 1 final plat composed of 2 lots on 0.33 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Previously Unplatted:** [C8J-2017-0007.0A - Rayan Subdivision](#)
Location: 4829 South US 183 Highway Northbound, Onion Creek Watershed
Owner/Applicant: Sundberg Family (John P. Schneider)
Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)
Request: Approval of the Rayan Subdivision final plat composed of 1 lot on 2.9 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat with Preliminary:** [C8-2017-0011.1A - Parmer Business Park Lot 16; District 7](#)
Location: 500 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of Parmer Business Park Lot 16 composed of 1 lot on 11.85 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Preliminary Plan:** [C8-2017-0011 - Parmer Business Park Preliminary Plan; District 7](#)
Location: 500 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of Parmer Business Park Preliminary Plan composed of 1 lot on 11.85 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible recommendation of a Member of the Zoning and Platting Commission to be considered by the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee.

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Chair Thomas Weber, Vice-Chair Gabriel Rojas)

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

Small Area Planning Joint Committee

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.

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.

2017 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 3, 2017	June 20, 2017
January 17, 2017	July 18, 2017
February 7, 2017	August 1, 2017
February 21, 2017	August 15, 2017
March 7, 2017	September 5, 2017
March 21, 2017	September 19, 2017
April 4, 2017	October 3, 2017
April 18, 2017	October 17, 2017
May 2, 2017	November 7, 2017
May 16, 2017	December 5, 2017
June 6, 2017	December 19, 2017