



Zoning & Platting Commission

March 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

David King

Jolene Kiobassa – Secretary

Sunil Lavani

Vacant

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 February 21, 2017.

C. PUBLIC HEARINGS

- 1. 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.: **Pending; Postponement request by Staff to March 21, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 2. Rezoning:** [**C14-2016-0094 - Parmer Village, District 7**](#)
Location: 800 East Parmer Lane, Walnut Creek and Harris Branch Watersheds
Owner/Applicant: Austin Ly & Nguyen LP (Kevin Nguyen)
Agent: Tri-County Consultants (Phillip T. Duprey)
Request: GR, LR-CO to GR-MU
Staff Rec.: **Pending; Indefinite Postponement request by Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Rezoning:** [**C14-2016-0130 - 11410 Manchaca Road; 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.: **Recommendation of CS-1-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. 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.: **Recommendation of LI-PDA, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

5. **Site Plan Environmental Variance:** [SP-2015-0372C - Iglesia Camino Del Rey; District 1](#)
Location: 7604 FM 969, Walnut Creek Watershed (Suburban)
Owner/Applicant: Iglesia Camino Del Rey of Austin, Inc.
Agent: Moncada Enterprises LLC (Phil Moncada)
Request: To approve EV Variances: 25-8-301(A), 25-8-302(A)(2) for construction on slopes, and 25-8-341, 25-8-342, Cut and fill
Staff Rec.: **Recommended with conditions**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
6. **Final Plat - Resubdivision:** [C8-2015-0242.0A - Beautiful Savior Lutheran Church Subdivision; District 2](#)
Location: 6830 South Pleasant Valley Road, Onion Creek Watershed
Owner/Applicant: Beautiful Savior Lutheran Church (Wayne Harned)
Agent: Texas Engineering Solutions (Stephen Delgado)
Request: Approval of the resubdivision of Lot 1, Beautiful Savior Lutheran Church Subdivision, a resubdivision of 1 lot into 2 lots.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
7. **Final Plat - Resubdivision:** [C8-2015-0196.0A - Elmwood Estates Resubdivision of Lot 2, Block E; District 5](#)
Location: 1103 Matthews Lane, South Boggy Creek Watershed
Owner/Applicant: Amy Bernhard
Agent: ATS Engineers (Andrew Evans)
Request: Approval of the Resubdivision of Lot 12, Block E of the Elmwood Estates Subdivision for a request to resubdivide 1 Lot into 5 Lots. In addition, the applicant requests a variance (1) from Section 25-4-(A)(2) of the LDC to utilize a flag lot configuration and (2) a variance from Section 25-4-171(A) to create a lot that does not have frontage on a dedicated public street.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Alleys and Street Right-of-Way Vacation:** [File No. 9684-1605 Alleys and Street Right-of-Way Vacations](#)
Location: Whittier Street and Martin Luther King Jr, Blvd.
Applicant: Board of Regents of the University of Texas System
Agent: Ebenezer Laing of Surveying & Aerial Mapping & Engineering
Request: Vacate remnant of Whittier Street and remnants of two alleys in Blocks 8 & 9, Gammel & Taylor's Subdivision
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services

9. **Final Plat with Preliminary:** [C8J-2015-0228.1A - Creeks Edge](#)
Location: 6813 Caudill Lane, Little Barton Creek Watershed
Owner/Applicant: Creeks Edge LTD (Roger Aufieri)
Agent: LJA Engineering & Surveying (Daniel Ryan)
Request: Approval of Creeks Edge composed of 34 lots on 58.80 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat with Preliminary:** [C8J-03-0146.11A - Austin's Colony Section 10A](#)
Location: Hunters Bend Road, Elm Creek Watershed
Owner/Applicant: Qualico AC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: The request is for approval of Austin's Colony Section 10A. The proposed plat is composed of 54 lots on 9.98 acres.
Staff Rec.: **Disapproval**
Staff: Single Office
11. **Final Plat with Preliminary:** [C8J-03-0146.12A - Austin's Colony Section 11](#)
Location: Hunters Bend Road, Elm Creek Watershed
Owner/Applicant: Qualico AC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: The request is for approval of Austin's Colony Section 11. The proposed plat is composed of 97 lots on 19.37 acres.
Staff Rec.: **Disapproval**
Staff: Single Office
12. **Final Plat with Preliminary:** [C8-2017-0029.1A - 4201 Alexandria Drive; District 8](#)
Location: 4201 Alexandria Drive, Williamson Creek Watershed
Owner/Applicant: Adrian De Leon
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the 4201 Alexandria Drive Final Plat composed of 7 lots on 1.015 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8-2016-0145.1A - Parker Creek Ranch; District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Russell & Jeanne Parker (Rusty Parker)
Agent: BGE (Brian Grace)
Request: Approval of Parker Creek Ranch composed of 132 lots on 138 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Final Plat with Preliminary:** [C8-2012-0049.5A - Pioneer Hill Section 4; District 4](#)
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Randall Jones & Associates Engineering, Inc. (J. Keith Collins)
Request: Approval of the Pioneer Hill Section 4 Final Plat composed of 151 lots on 26.49 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** [C8J-2017-0034.0A - 1717 Grand Avenue Parkway](#)
Location: 1717 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: FBM Bypsum Supply (Ruben Mendoza)
Agent: LJA Engineering (Danny Miller, P.E.)
Request: Approval of 1717 Grand Avenue Parkway composed of 2 lots on 12.64 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8J-2017-0032.0A - Final Plat Wells Branch Phase A, Section Five A Amended Plat](#)
Location: 14231 Tandem Boulevard, Walnut Creek Watershed
Owner/Applicant: Hewlett Packard Enterprise Co.
Agent: McKim & Creed, Inc. (Robert W. Terry)
Request: Approval of the Wells Branch Phase A, Section Five A Amended Plat of composed of 2 lots on 20.01 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible nomination and election of interim officers of the Zoning and Platting Commission.
2. 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. (Commissioner Kiolbassa, Commissioner Denkler)

F. COMMITTEE REPORTS

Facilitator: Nikki Hoelter, 512-974-2863

[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