



Zoning & Platting Commission

May 2, 2017 @ 6:00 P.M.

City Hall

301 W. 2nd Street

Austin, TX 78701

AGENDA

Ana Aguirre – Secretary

Dustin Breithaupt

Ann Denkler

Jim Duncan – Vice Chair

Bruce Evans

Yvette Flores

Betsy Greenberg – Parliamentarian

David King

Jolene Kiolbassa – Chair

Sunil Lavani

Stephanie Trinh

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 April 18, 2017.

C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2017-0009 - 11444 Manchaca Road; District 5](#)
Location: 11444 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: 720 Lamar Place L. C. (Guy Oliver)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: I-SF-2 to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0015 - HPI Residential Spectrum; District 7](#)
Location: 9701 Spectrum Drive, Lake Creek Watershed
Owner/Applicant: Davis/Spectrum Investments-2007 (Richard E. Anderson)
Agent: Griffin Engineering Group, Inc. (Gregory Griffin, P.E.)
Request: CS to CS-MU-CO
Staff Rec.: **Recommendation for GR-MU**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0004 - Lease Preparations of 704 Sandpiper; District 7](#)
Location: 704 Sandpiper Avenue, Walnut Creek Watershed
Owner/Applicant: Cloud Richards
Agent: Jennifer Powell
Request: LO to GR
Staff Rec.: **Recommendation to deny**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Final Plat - Resubdivision:** [C8-2016-0148.0A - Highland Village Section 2; District 10](#)
Location: 5019 and 5021 West Frances Place, Shoal Creek Watershed
Owner/Applicant: Najib Wehbe
Agent: Hector Avila
Request: Approval of Highland Village Section 2, a resubdivision of 2 lots into 3 lots for residential use.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 5. Final Plat:** [C8J-2017-0078.0A - Rayburn Acres; District 8](#)
Location: 3667 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: Robert Rayburn
Agent: Thompson Land Engineering
Request: Approval of Rayburn Acres composed of 2 lots on 2.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

6. **Final Plat:** [C8J-2017-0080.0A - Frontier Commercial Subdivision \(Withdraw/Resubmittal of C8J-2015-0272.0A\)](#)
Location: 4406 Gilbert Road, Decker Creek Watershed
Owner/Applicant: Frontier Bank of Texas (Elaine Martin)
Agent: Steve Wenzel
Request: Approval of Frontier Commercial Subdivision (Withdraw/Resubmittal of C8J-2015-0272.0A) composed of 1 lot on 2.40 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat - Resubdivision:** [C8J-2017-0079.0A - 3509 Westlake Dr. Lake Shore Addition; District 10](#)
Location: 3701 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Bryan Sheffield
Agent: Permit Partners (David Cancialosi)
Request: Approval of the 3509 Westlake Dr. Lake Shore Addition composed of 2 lots on 1.9595 acres
Staff Rec.: **Disapproval**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
8. **Final Plat - Resubdivision:** [C8-2017-0087.0A - Brodie 31 Subdivision Phase Five; District 8](#)
Location: 3701 Deer Lane, Slaughter Creek/Williamson Creek Watersheds-Barton Springs Zone
Owner/Applicant: 31 Deerfield Walters Southwest (Billie Walters)
Agent: LJA Engineering (Reese Hurley)
Request: Approval of the Brodie 31 Subdivision Phase Five composed of 1 lot on 8.7 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8-2017-0081.0A - Southpark Meadows Plaza; District 5](#)
Location: 9505 Alice Mae Lane, Slaughter Creek Watershed
Owner/Applicant: Southpark Meadows Plaza, LP (Michell Kalogridis)
Agent: Doucet & Chan (Tom Curran)
Request: Approval of Southpark Meadows Plaza composed of 3 lots on 6.96 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

10. **Final Plat with Preliminary:** [C8-2014-0138.3A - Cantarra II Phase I; District 1](#)
Location: 4608 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas
Agent: BGE (Jacob Kondo, P.E.)
Request: Approval of Cantarra II Phase 1, composed of 48 lots on 11.21 acres
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
11. **Final Plat with Preliminary:** [C8J-2009-0142.02.5A - Estancia Hill Country Subdivision, Phase 7; District 5](#)
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: Ocie Vest
Agent: Stantec Consulting Services (Shervin Nooshin)
Request: Approval of the Estancia Hill Country Subdivision, Phase 7 composed of 1 lot on 10.67 acres
Staff Rec.: **Disapproval**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Development Services Department
12. **Final Plat with Preliminary:** [C8J-2015-0143.1A - Wolf Creek Subdivision](#)
Location: 7905 Wolf Lane, Maha Creek Watershed
Owner/Applicant: Silvermine Partners LLC
Agent: Vigil & Associates (Hermann Vigil)
Request: Approval of Wolf Creek Subdivision composed of 175 lots on 153.9 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Preliminary Plan:** [C8-2017-0076 - East Parke; District 1](#)
Location: 5002-1/2 Purple Sage Drive, Walnut Creek Watershed
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
Agent: Gray Engineering (Adam Berry)
Request: Approval of East Parke composed of 130 lots on 37.46 acres
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
14. **Preliminary Plan – Revised Preliminary:** [C8-97-0123\(R2\) - Presidio II \(Revision\); District 6](#)
Location: 10751 Lakeline Mall Drive, Lake Creek Watershed
Owner/Applicant: Austin 129, LLC
Agent: Jones & Carter (Ross Corder)
Request: Approval of Presidio II (Revision) composed of 1 lot on 8.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan.](#)

Staff: [Kristi Fenton](#), Utility Finance Manager, 512-972-0178
Austin Water Utility

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 Kiolbassa, Vice Chair Duncan)
2. Discussion and possible action regarding matters related to gentrification and displacement. (Commissioner King, Chair Kiolbassa)

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