



## **Zoning & Platting Commission**

**June 6, 2017 @ 6:00 P.M.**

City Hall

301 W. 2<sup>nd</sup> 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 May 16, 2017.
2. Approval of minutes from Special Called Meeting of May 30, 2017

## C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)  
Location: 10208 Lindell Lane, Gilleland Creek Watershed  
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)  
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)  
Request: I-RR to GR-MU  
Staff Rec.: **Recommendation Pending; Staff postponement request to June 20, 2017.**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)  
Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed  
Owner/Applicant: Bar Czar, LLC (Matias Segura III)  
Agent: South Llano Stategies (Glen Coleman)  
Request: RR, LO and GO to CS-1  
Staff Rec.: **Recommendation Pending**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0042 - 12602 Blackfoot Trail; District 6](#)  
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed  
Owner/Applicant: Abraham Birgani  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: LR-CO, SF-2 to CS-MU  
Staff Rec.: **Recommendation of LR-MU-CO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 4. Rezoning:** [C14-2017-0048 - GMCV LLC, DBA G's Liquor; District 7](#)  
Location: 1800 Scofield Ridge Parkway, Ste. C, Little Walnut Creek Watershed  
Owner/Applicant: GMCV, LLC (George Faddoul)  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: GR to CS-1  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 5. Zoning:** [C14-2017-0035 - Cantarra Two; District 1](#)  
Location: 4604 and 4608 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

6. **Rezoning:** [C14-2017-0041 - Sam's Auto Shop; District 6](#)  
Location: 11815 Buckner Road, Lake Travis Watershed  
Owner/Applicant: Siavash Samar  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: SF-2 to GR  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
7. **Rezoning:** [C14-2017-0029 - Great Hills Country Club; District 10](#)  
Location: 5914 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Hayden Stewart)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Tract 1: SF-2 and GR-CO to CR, Tract 2: GR-CO to CS-1  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
8. **Environmental Variance:** [SP-2016-0420D - Bulkhead for 2200 Lauranne Lane; District 10](#)  
Location: 2200 Lauranne Lane, Lake Austin Watershed  
Owner/Applicant: Maria and Todd Shepler  
Agent: Aupperle Company (Bruce S. Aupperle, P.E.)  
Request: Environmental Variance for shoreline modification  
Staff Rec.: **Recommended**  
Staff: [Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department
9. **Environmental Variance:** [SP-2017-0032D - Settle Boat Dock; District 10](#)  
Location: 3825 Westlake Drive Bldg BD, Lake Austin Watershed  
Owner/Applicant: Stephen Settle  
Agent: Rick Rasberry Environmental (Rick Rasberry)  
Request: Environmental Variance for building within the CEF Buffer  
Staff Rec.: **Recommended**  
Staff: [Atha Phillips](#), 512-974-6303  
Development Services Department
10. **Resubdivision:** [C8-2016-0217.0A - Resubdivision of Maconda Park; District 6](#)  
Location: 13231 North FM 620 Road Northbound, Lake Creek Watershed  
Owner/Applicant: MBTP 1, LLC (Mark McKay)  
Agent: Dunaway-Associates (Dan Caballero)  
Request: Approval of the Resubdivision of Lot 4 of Maconda Park 620/183, comprised of 2 lots on 1.625 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

- 11. Final Plat with Preliminary Plan:** [C8J-2011-0065.6A - Avana Phase One Section Six; District 8](#)  
Location: Escarpment Boulevard, Bear Creek Watershed  
Owner/Applicant: Calatlantic Homes of Texas Inc.  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: Approval of Avana Phase One Section Six composed of 73 lots on 16.0123 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 12. Final Plat:** [C8-2017-0109.0A - Tennin Meadows](#)  
Location: 2610 Davis Lane, South Boggy Creek Watershed  
Owner/Applicant: J. Brent Bullock  
Request: Approval of Tennin Meadows composed of 2 lots on 0.94 acres.  
Staff Rec.: **Disapproval**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department
- 13. Final Plat - Amended Plat:** [C8J-2017-0103.0A - Singh Subdivision](#)  
Location: 11411 FM 812 Road, South Fork Dry Creek Watershed  
Owner/Applicant: Major Singh & Manjit Kaur  
Agent: Thompson Land Engineering (Mark Roeder)  
Request: Approval of Singh Subdivision composed of 1 lot on 7.45 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 14. Final Plat - Amended Plat:** [C8-2017-0110.0A - Second Amended Plat of Lots 5, 6 and 7 Tech Ridge Center Phase IV](#)  
Location: 211 Canyon Ridge Drive, Walnut Creek Watershed  
Owner/Applicant: Tech Ridge Phase IV (Paul Juarez)  
Agent: Reese Hurley  
Request: Approval of the Second Amended Plat of Lots 5, 6, and 7 Tech Ridge Center Phase IV composed of 3 lots on 14.281 acres.  
Staff Rec.: **Disapproval**  
Staff: Cesar Zavala, 512-974-3404, [Cesar.Zavala@austintexas.gov](mailto:Cesar.Zavala@austintexas.gov)  
Development Services Department
- 15. Final Plat with Replat:** [C8-2017-0108.0A - Replat of Davis Spring Commercial Section 3](#)  
Location: Parmer Lane, Lake Creek Watershed  
Agent: Griffin Engineering Group, Inc. (Greg Griffin)  
Request: Approval of the Replat of Davis Spring Commercial Section 3 composed of 2 lots on 18.20 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

16. **Final Plat with Replat:** [C8-2017-0108.0A - Replat of Davis Spring Commercial Section 3](#)  
Location: 9701 Spectrum Drive, Lake Creek Watershed  
Agent: Griffin Engineering Group, Inc. (Greg Griffin)  
Request: Approval of the Replat of Davis Spring Commercial Section 3 composed of 2 lots on 18.2 acres.  
Staff Rec.: **Disapproval**  
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov  
Development Services Department
17. **Final Plat - Resubdivision:** [C8J-2017-0120.0A - Mountain View](#)  
Location: 3519 North FM 620 Road, Running Deer Creek Watershed  
Owner/Applicant: Wayne Brooks  
Agent: Hagood Engineering Associates (Jen Henderson)  
Request: Approval of Mountain View composed of 1 lot on 3.14 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8-2017-0112.0A - Mimosa Manor, Section 2; Resubdivision of Lot 9](#)  
Location: 7100 Lilac Lane, Williamson Creek Watershed  
Owner/Applicant: Guillermo Meza  
Request: Approval of Mimosa Manor, Section 2; Resubdivision of Lot 9 composed of 2 lots on 0.49 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8-2017-0115.0A - Gracywood Section Two A, Amended Plat of Lots 1 & 2, Block D](#)  
Location: 11805 Knoll Park Drive, Walnut Creek Watershed  
Owner/Applicant: Donald Barrington; Mark Allen Hickl  
Agent: Tru-Surv Professional Land Surveying (Curtis Watts)  
Request: Approval of Gracywoods Section Two A, Amended Plat of Lots 1 & 2, Block D composed of 2 lots on 0.674 acres.  
Staff Rec.: **Disapproval**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
20. **Final Plat - Amended Plat:** [C8-2017-0104.0A - Champion City Park East](#)  
Location: 6409 City Park Road, Lake Austin Watershed  
Owner/Applicant: 2222 Cap Texas LLC (Mark Stevenson)  
Agent: Kimley-Horn & Associates, Inc. (Joel Wixson)  
Request: Approval of Champion City Park East composed of 1 lot on 45.38 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 21. Final Plat with Preliminary Plan:** [C8J-2012-0086.3A - Avana Phase 2 Section 3](#)  
Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Calatlantic Homes of Texas Inc. (John Clark)  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: Approval of Avana Phase 2 Section 3 composed of 58 lots on 149.12 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 22. Final Plat:** [C8J-2017-0107.0A - Abdi Park](#)  
Location: 11216 Cameron Road, Walnut Creek Watershed  
Owner/Applicant: The Abdi Children's Trust of 2015  
Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)  
Request: Approval of Abdi Park composed of 3 lots on 8.587 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 23. Final Plat:** [C8-2017-0118.0A - 8008 Subdivision](#)  
Location: 8008 South Congress Avenue Building A, South Boggy Creek Watershed  
Owner/Applicant: D.B.A. South Congress Storage (Mark Yandow)  
Agent: Rivera Engineering (Sarah Crocker)  
Request: Approval of the 8008 Subdivision composed of 1 lot on 2.89 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 24. Preliminary Plan:** [C8J-2017-0119 - 3605 Stoneridge Subdivision](#)  
Location: 3605 Stoneridge Road, Eanes Creek Watershed  
Owner/Applicant: Steve Bartlett  
Agent: Rivera Engineering (Michael Rivera)  
Request: Approval of the 3605 Stoneridge Subdivision composed of 15 lots on 5.46 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

## **D. NEW BUSINESS**

- 1.** [Discussion and briefing regarding amendments to sections of City Code Chapters 25-1 and 30-1 relating to definitions, Chapters 25-7 and 30-4 relating to drainage, Chapters 25-8 and 30-5 relating to environmental protection, and Chapter 25-2, Subchapter B, Article 2, D](#)  
Staff: Andrea Bates, 512-974-2291  
Watershed Protection Department

## **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)

## **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**

<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.**

## **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