



Zoning & Platting Commission

June 20, 2017 @ 6:00 P.M.

City Hall – Council Chambers

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 June 6, 2017.

C. PUBLIC HEARINGS

- 1. 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 Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1
Staff Rec.: **Recommendation Pending; Indefinite postponement request by Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 2. 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; Postponement request by Staff to July 18, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0002 - Strub Residential; District 7](#)
Location: 2401 Hancock Drive, Shoal Creek Watershed
Owner/Applicant: Moose and Pony Property, LLC-Series Hancock (Mark Strub)
Agent: Drenner Group (Jewels Nickells)
Request: SF-3 to NO-MU
Staff Rec.: **Not recommended; Postponement request by the Applicant to August 1, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Zoning:** [C14-2017-0057 - Lot 973 Retail; District 2](#)
Location: 3424 South FM 973 Road, Colorado River Watershed
Owner/Applicant: Market Place Real Estate Group (Karl Koebel)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)
Request: I-RR to CS-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 5. Zoning:** [C14-2017-0063 - 11630 Manchaca Road; District 5](#)
Location: 11630 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Partners, Inc. (Sufian Emmar)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: I-RR to GR
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

6. **Rezoning:** [C14-2017-0060 - 5002 - 5006 Hamilton Lane; District 10](#)
Location: 5002 - 5006 Hamilton Lane, Bull Creek Watershed
Owner/Applicant: Edgar Michalk
Agent: The Agency Austin Inc. (Khalil Ali Salami)
Request: SF-2 to GR
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), (512) 974-3574
Planning and Zoning Department
7. **Final Plat with Preliminary:** [C8J-2014-0058.1A - Heritage Oaks At Pearson Ranch East Section One; District 6](#)
Location: Pearson Ranch Road (between Avery Ranch Road and Neenah Avenue), South Brushy Creek Watershed
Owner/Applicant: England Ranch NE LP (Joseph England, Sr.)
Agent: Big Red Dog (Bailey Harrington)
Request: Approve a final plat out of an approved preliminary plan for 113 lots on 41.5680 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-975-2767
Development Services Department
8. **Preliminary Plan:** [C8-2017-0130 - Bellingham Meadows Phase II](#)
Location: 7001 Boyce Lane, Gilleland Creek Watershed
Owner/Applicant: RSI Communities-Texas (Angelica Anderson)
Agent: Cunningham-Allen (Curtis Morriss)
Request: Approval of the Bellingham Meadows Phase II composed of 255 lots on 50.69 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Amended Plat:** [C8-2017-0131.0A.SH - Goodnight Ranch Phase 1 Section 2; Amended Plat of Lots 2, 3, 4 and 5 Block O; District 2](#)
Location: 5905 Charles Merle Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch GP (Myra Goepp)
Agent: Civile (Lawrence M. Hanrahan)
Request: Approval of the Goodnight Ranch Phase 1 Section 2; Amended Plat of Lots 2, 3, 4 and 5 Block O composed of 4 lots on 0.66 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Amended Plat:** [C8J-2017-0132.0A - Heritage Oaks at Pearson Ranch West - Section 1](#)
Location: Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Pulte Group, Central Texas Division (Stephen Ashlock)
Agent: Big Red Dog Engineering Consulting (Bailey Harrington)
Request: Approval of Heritage Oaks at Pearson Ranch West - Section 1 composed of 83 lots on 41.73 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

11. **Final Plat with Preliminary:** [C8J-2009-0142.02.7A - Estancia Hill Country; District 5](#)
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek, L.P. (Ocie Vest)
Agent: LJA Engineering, Inc. (Brian Faltesek)
Request: Approval of Estancia Hill Country composed of 1 lot on 29.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Amended Plat:** [C8-2017-0127.0A - Long Champ Court Subdivision; District 10](#)
Location: 6000 Long Champ Court, Lake Austin Watershed
Owner/Applicant: David Nelson
Agent: Hutson Land Planners (Charles Dunn)
Request: Approval of Long Champ Court Subdivision composed of 3 lots on 5.392 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Amended Plat:** [C8J-2017-0129.0A - Cardinal Hill Estates Unit 12; Amended Plat of Lot 108](#)
Location: 15009 Dexler Drive, Running Deer Creek Watershed
Owner/Applicant: Brad Burcham
Agent: Rivera Engineering (Mike Rivera)
Request: Approval of Cardinal Hill Estates Unit 12; Amended Plat of Lot 108 composed of 1 lot on 1.46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8J-2012-0161.5A - Kara Drive Bridge \(Withdraw / Resubmittal of C8J-2012-0161.4A\)](#)
Location: South U.S. 183 Highway, Onion Creek Watershed
Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)
Agent: Peloton Land Solutions (Paulo Misi)
Request: Approval of the Kara Drive Bridge Final Plat composed of 0 lots on 145.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8J-2017-0126.0A - 8013 S FM 973 Road](#)
Location: 8013 South FM 973 Road, Colorado River Watershed
Owner/Applicant: Esther Mendez
Agent: ATX Design Group (Ramon Duran)
Request: Approval of the 8013 S FM 973 Road Final Plat composed of 1 lot on 5.04 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat -** [C8-2017-0135.0A - Terraces at Scofield Ridge; District 7](#)
Amended Plat:
Location: 3001 Scofield Ridge Parkway, Walnut Creek Watershed
Owner/Applicant: Oden Hughes LLC (Steve Oden)
Agent: Big Red Dog Engineering/Consulting (Kate Kniejski)
Request: Approval of the Terraces at Scofield Ridge Final Plat composed of 1 lot on 10.38 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

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

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