



Zoning & Platting Commission

July 18, 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 20, 2017.

C. PUBLIC HEARINGS

- 1. Rezoning:** [**C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2**](#)
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
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 August 15, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
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, with conditions; Postponement request by the Neighborhood to August 15, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Rezoning:** [**C14-2017-0072 - 12611 Hymeadow Drive Rezoning; District 6**](#)
Location: 12611 Hymeadow Drive, Lake Creek Watershed
Owner/Applicant: Hymeadow Austin, LLC (Gary K. Ferguson)
Agent: Thrower Design (A. Ron Thrower)
Request: GR-CO to CS-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

5. **Final Plat - Resubdivision:** [C8J-2016-0093.0A - Pearson Place Section Seven](#)
Location: 14424 Iveans Way, Lake Creek Watershed
Owner/Applicant: Century Land Holdings III
Agent: CSF Civil Group
Request: The approval to resubdivide 1 lot into 9 lots on 29.76 acres.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
6. **Rezoning:** [C14-2017-0036 - Parker Creek Ranch Residential; District 1](#)
Location: 7620 Decker Lane, Decker Creek and Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR and SF-2 to SF-4A
Staff Rec.: **Recommendation Pending; Staff postponement request to August 1, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
7. **Final Plat with Preliminary:** [C8-2014-0138.3A - Cantarra II, Phase 1; District 1](#)
Location: 4608 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of Cantarra II, Phase 1, a final plat comprised of 49 lots on 11.21 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
8. **Final Plat:** [C8-2016-0118.0A - Starline Arbors; District 10](#)
Location: 3511 Starline Drive, Shoal Creek Watershed
Owner/Applicant: BDB Ventures, LLC (Dale Thornton)
Agent: Prossner & Assoc. (Kurt Prossner)
Request: Approve final plat of 0.984 acres into 3 lots.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
9. **Final Plat with Preliminary:** [C8-2012-0019.01.2A - The Reserve at Southpark Meadows II, Phase 3B and 3C; District 5](#)
Location: Alex Lane at Hunter Lane, Slaughter Creek Watershed
Owner/Applicant: DRH Land Opportunities Inc. (Ian Cude)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of the Reserve at Southpark Meadows II, Phase 3B and 3C composed of 75 lots on 12.92 acres.
Staff Rec.: **Recommended.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

- 10. Final Plat - Previously Unplatted:** [C8J-2017-0144.0A - Bayer Subdivision](#)
Location: 8705 Decker Lake Road, Elm Creek Watershed
Owner/Applicant: Decker Lake LLC (Jimmy Bayer)
Agent: Landmark Eng. (Javier Barajas)
Request: Approval of the Bayer Subdivision Final Plat composed of 1 lot on 15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Final Plat with Preliminary:** [C8-2017-2001.0A - Block A, Parke 27; Resubdivision of Lot 1](#)
Location: North FM 620 Road Southbound Ramp, Lake Travis Watershed
Owner/Applicant: President of FP Properties, Inc., General Park Properties I, LP (Shay Rathburn)
Agent: The Ferber Company (Steve Liposfksy)
Request: Approval of the Block A, Parke 27; Resubdivision of Lot 1 Final Plat composed of 10 lots on 27.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat with Preliminary:** [C8-2015-0093.2A.SH - Bradshaw Crossing III - Preliminary Plan; District 5](#)
Location: 10400 Bradshaw Road, Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of Bradshaw Crossing III - Preliminary Plan composed of 158 lots on 77.06 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2017-0147 - Cantarra I](#)
Location: 4608 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas L.P. (Ian Cude)
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of Cantarra I composed of 602 lots on 154.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat with Preliminary:** [C8-2017-0150.0A - Chick-fil-A Maconda Park 620/183](#)
Location: 13201 North FM 620 Road Northbound, Unit 208, Lake Creek Watershed
Owner/Applicant: Lowes Home Centers (Gary E. Wyatt)
Agent: Bury, Inc. (Megan A. Meyer)
Request: Approval of Chick-fil-A Maconda Park 620/183 composed of 2 lots on 18.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. **Final Plat without Preliminary:** [C8J-2017-0145.0A - Community First Phase 2](#)
Location: 9301 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Mobile Loaves and Fishes (Stephen Yacktmann)
Agent: Stantec Consulting Services, Inc. (Hillary Paris)
Request: Approval of Community First Phase 2 composed of 1 lot on 23.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat with Preliminary:** [C8J-2008-0168.3A - Entrada Phase 1 Final Plat](#)
Location: Dessau Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas, Land & Const. Ltd. Austin Homebuilding
Agent: Carlson, Brigrance and Doering, Inc. (Douglas Rummel, Jr.)
Request: Approval of the Entrada Phase 1 Final Plat composed of 169 lots on 55.99 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat with Preliminary:** [C8-2014-0147.2A - Harris Branch Tract E-68, Section Two](#)
Location: 12904 Titanium Street, Harris Branch Watershed
Owner/Applicant: Ashton Austin Residential
Agent: CSF Civil Group (Charles E. Steinmann, P.E.)
Request: Approval of Harris Branch Tract E-68, Section Two composed of 60 lots on 9.78 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat with Preliminary:** [C8-2016-0109.7A - Pioneer Crossing East Section 18](#)
Location: 10729 Defender Trail, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, L.P. - DR Horton
Agent: DR Horton (Kevin Pape)
Request: Approval of the Pioneer Crossing East Section 18 Final Plat composed of 132 lots on 64.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat without Preliminary:** [C8J-2017-0142.0A - Rayburn Acres](#)
Location: 3667 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: Robert Rayburn
Agent: Thompson Land Engineering
Request: Approval of the Rayburn Acres Final Plat composed of 2 lots on 2.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. Final Plat - [C8J-2017-0146.0A - Rehoboth](#)
Resubdivision:
Location: 8600 White Cliff Drive, Bull Creek Watershed
Owner/Applicant: Maxwell & Shanna Gove
Agent: Jones & Carter (Ryan LaMarre)
Request: Approval of Rehoboth composed of 1 lot on 1.51 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