



Zoning & Platting Commission

August 1, 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 July 18, 2017.

C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** [**C14-2017-0036 - Parker Creek Ranch Residential, District 1**](#)
Location: 7620 Decker Lane, Decker Creek and Walnut Creek Watersheds
Owner/Applicant: Russell & Jeanne Parker
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR and SF-2 to SF-4A
Staff Rec.: **Postponement request by Staff to August 15, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 2. Rezoning:** [**C14-2016-0021 - Double Creek Residences; District 5**](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Drenner Group (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Postponement request by the Staff to September 5, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [**C14-2017-0075 - ET Rezoning 2017; District 2**](#)
Location: 2705 East SH 71 Westbound, Colorado River Watershed
Owner/Applicant: ExecuTesla (Jedidiah Grant; Tim Spires)
Agent: Law Offices of Damon A. Goff, PLLC (Damon Goff)
Request: CS-CO to CS
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. 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**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

5. **Site Plan - Conditional Use Permit:** [SPC-2016-0338C - Slaughter Lane Professional Park; District 5](#)
Location: 1217 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: North Forest Office Space - South Austin LLC
Agent: Jon Denton
Request: The approval of a Conditional Use Permit to construct a medical office in LR-CO zoning.
Staff Rec.: **Postponement request by the Applicant to August 15, 2017**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
6. **Final Plat - Resubdivision:** [C8J-2016-0160.0A - Resubdivision of Lot 1 of the Country View Estates, Resubdivision of Tract 10](#)
Location: 15909 FM 812 Road, Maha Creek Watershed
Owner/Applicant: Laura Neito, Jafdyn Neito, & Maria Neito
Agent: Joe Jimenez
Request: The approval to resubdivide 1 lot into 2 lots on 2.62 acres.
Staff Rec.: **Approval**
Staff: [Sue Welch](#), 512-854-7637
Travis County - Single Office
7. **Final Plat - Amended Plat:** [C8-2017-0156.0A - Brezza Lane](#)
Location: 10400-1/2 South IH 35 Service Road Southbound, Slaughter Creek Watershed
Owner/Applicant: Daniel Corporation (John Knutsson)
Agent: Kimley-Horn and Associates, Inc. (Robert Smith)
Request: The approval of Brezza Lane composed of 1 lot on 7.12 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Preliminary Plan:** [C8J-2014-0138.01 - Cantarra II Preliminary Revision](#)
Location: 4608 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas
Agent: BGE (Aaron Corn)
Request: The approval of the Cantarra II Preliminary Revision composed of 101 lots on 22.92 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - Resubdivision:** [C8J-2017-0155.0A - Final Plat of Nguyen Subdivision; Resubdivision of a portion of Lot 2 Kurger Subdivision](#)
Location: 1800 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Nguyen Dam
Agent: Catalyst Engineering Group (Timothy John Moltz, P.E.)
Request: The approval of the Nguyen Subdivision; Resubdivision of a portion of Lot 2 Kurger Subdivision Final Plat composed of 1 lot on 4.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8J-2017-0162.0A - Frontier Commercial Subdivision](#)
Location: 4406 Gilbert Road, Decker Creek Watershed
Owner/Applicant: Frontier Bank of Texas (Elaine Martin)
Agent: Steve Wenzel
Request: The approval of the Frontier Commercial Subdivision composed of 1 lot on 2.4 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Resubdivision:** [C8-2017-0160.0A - Haven at New Tech](#)
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed
Owner/Applicant: Darla Kruger, Executor of Estate of Travis Kruger (Travis Kruger) & Hugh & Frances Smith
Agent: Big Red Dog (Marisa Keiser)
Request: The approval of Haven at New Tech composed of 1 lot on 18.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Preliminary Plan:** [C8-2017-0154 - Interport 2; District 2](#)
Location: 3101 Fallwell Lane, Colorado River Watershed
Owner/Applicant: GRCE/TX Austin Master, LLC (Joseph D Goveia)
Agent: Urban Design Group (Vanessa Mendez)
Request: The approval of the Interport 2 Preliminary Plan composed of 24 lots on 229.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Preliminary Plan:** [C8-2017-0158 - Replat of Lot 1 Ly & Nguyen Subdivision](#)
Location: 800 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Austin Ly & Nguyen LP
Agent: Way Consulting Engineers, Inc. (Way Atmadja)
Request: The approval of the Replat of Lot 1 Ly & Nguyen Subdivision Preliminary Plan composed of 2 lots on 18.982 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. **Final Plat -** [C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II](#)
Resubdivision:
Location: 3601 Davis Lane, Williamson Creek Watershed
Owner/Applicant: W.W. Deerfield Ltd. (William Walters)
Agent: LJA Engineering, Inc. (Reese Hurley)
Request: The approval of Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II composed of 3 lots on 4.6 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible action to direct staff to initiate a rezoning of the property located at 13109 North FM 620 Road Northbound. (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Lavani)
2. Discussion and possible action to adopt a Commission Policy and / or Supplemental Policy related to recommendations and / or resolutions sponsored by members of the Zoning and Platting Commission. (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Trinh)
3. Discussion and possible recommendation of Members of the Zoning and Platting Commission to be considered by the Austin City Council for the purpose of serving on the following Committees:

Code and Ordinances Joint Committee
Comprehensive Plan Joint Committee
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. (Sponsor: Chair Kiolbassa, Co-Sponsor: 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