



Zoning & Platting Commission

August 15, 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 August 1, 2017.

C. PUBLIC HEARINGS

- 1. Rezoning:** [**C814-2017-0024 - Holdsworth Center PUD; District 10**](#)
Location: 4907 RM 2222 Road, Lake Austin Watershed
Owner/Applicant: R.G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: LA; SF-2 to PUD
Staff Rec.: **Request for Postponement by the Staff to October 3, 2017**
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; Request for postponement by Applicant to October 3, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Zoning:** [**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.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Rezoning:** [**C14-2017-0067 - Champion Tract 1C; District 10**](#)
Location: 6500 FM 2222 Road, Bull Creek Watershed
Owner/Applicant: Champion Meier Assets, Ltd. (Terry Bray)
Agent: Ambrust & Brown, L.L.P. (Richard Suttle)
Request: LR-CO to CS-CO
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 5. 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**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

6. **Final with Preliminary:** [C8-06-0133.02.6A.SH - Goodnight Ranch Phase One, Section Six; District 2](#)
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Goodnight Ranch, L.P. (Myra Goepp)
Agent: Civile, LLC (Greg Fortman)
Request: Approve a final plat out of an approved preliminary consisting of 5 lots on 22.438 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
7. **Final Plat with Preliminary Plan:** [C8-2014-0251.2A - Wildhorse Ranch; District 1](#)
Location: Northwest corner of E Parmer Lane and SH 130, Gilleland Creek Watershed
Owner/Applicant: Texas Titan Development , LLC (William Peruzzi)
Agent: Kimley-Horn (Rob Smith)
Request: Approval of the final plat of Wildhorse Ranch, Section 2, comprised of 106 lots on 42.9 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
8. **Preliminary Plan:** [C8-2016-0127 - Gracy Woods; District 7](#)
Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed
Owner/Applicant: Sycamore Court, LLC (Ken Blaker)
Agent: Texas Engineering Solutions (James Hagen)
Request: Approval of Gracy Woods, a preliminary plan comprised of 26 lots on 5.51 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
9. **Final Plat:** [C8-2016-0185.0A - Dittmar Office Park; District 5](#)
Location: 8701 Manchaca Road, South Boggy Creek Watershed
Owner/Applicant: KC 5 Dittmar LLC (John Cummings)
Agent: Austin Civil Engineering (Rachel Orta)
Request: Approve a final plat consisting of 2 lots on 5.7689 acres
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-874-2767
Development Services Department

- 10. Preliminary Plan:** [C8-2017-0011 - Parmer Business Park Lot 16; District 7](#)
Location: 13011 McCallen Pass, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass LLC
Agent: Stantec Consulting Services
Request: Approval of a 1 lot preliminary plan for the construction of a private street on 10.99 acres. A variance to LDC Section 25-4-171(A) is being requested which requires that each lot in a subdivision abut a dedicated public street.

Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455,
Development Services Department
- 11. Final Plat:** [C8-2017-0029.0A - Alexandria Maple Run Addition; District 8](#)
Location: 4201 Alexandria Drive, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: All Points Construction Service, LLC (Adrian De Leon)
Agent: Jerry Perales
Request: Approval of the final plat of Alexandria Maple Run Addition, comprised of 7 lots on 1.01 acres.

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department
- 12. 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 combining district zoning.

Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
- 13. Site Plan - Conditional Use Permit:** [SPC-2016-0398C - Slaughter Lane Professional Park II; District 5](#)
Location: 1213 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.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

14. **Final Plat -** [C8-2016-0127.1A - Gracy Woods; District 7](#)
Resubdivision:
Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed
Owner/Applicant: Sycamore Court, LLC (Wesley Peoples)
Agent: Texas Engineering Solutions (James Hagen)
Request: Approval of Gracy Woods proposed plat that is comprised of 26 lots on 5.51 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat -** [C8-2017-0163.0A - Resubdivision of Lot 37 A, Circle S Ridge](#)
Resubdivision:
Location: 300 Corral Lane, South Boggy Creek Watershed
Owner/Applicant: Scott Williams
Agent: Standard Civil Engineering (Rex Klentzman)
Request: Approval of Resubdivision of Lot 37 A, Circle S Ridge proposed plat that is comprised of 2 lots on 1.12 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat -** [C8-2017-0168.0A - Amended Plat of Lots 6 & 7, Block C Balcones](#)
Amended Plat: [Village Section 7](#)
Location: 9409 Cedar Crest Drive, Bull Creek Watershed
Owner/Applicant: Don & Georgia Henrich
Agent: Blayne Stansberry
Request: The approval of Amended Plat of Lots 6 & 7, Block C Balcones Village Section 7 composed of 2 lots on 0.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat-** [C8-2017-0171.0A - 7204 Congress Tract](#)
Resubdivision:
Location: 7300 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Carol Williams
Agent: BGE, Inc. (Jacob Kondo)
Request: The approval of 7204 Congress Tract composed of 1 lot on 8.04 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat -** [C8-2017-0173.0A - South Park Crossing; District 5](#)
Amended Plat:
Location: 1701 Oak Hill Lane, Onion Creek Watershed
Owner/Applicant: Southpark Crossing, LLC
Agent: Noble Surveying & Engineering Works, LLC (Tres Howland)
Request: The approval of the South Park Crossing Final Plat composed of 1 lot on 16.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

19. **Preliminary Plan:** [C8-2017-0178 - Dominion Austin; District 7](#)
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: MKM Ventures, LLC (Mohammad Minhas)
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr. P.E.)
Request: The approval of the Dominion Austin Preliminary Plan composed of 125 lots on 14.65 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat with Preliminary:** [C8J-2015-0110.2A - Breakwater](#)
Location: 11825 Rim Rock Trail, Bear Creek Watershed
Owner/Applicant: Jonathan Cheng
Agent: Cuatro Consultants (Hugo Elizondo, Jr. P.E.)
Request: The approval of the Breakwater composed of 24 lots on 26.88 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Amended Plat:** [C8J-2017-0172.0A - Amended Plat of Lots 6, 7, 8 and 9 Hudson Bend Colony No. 2](#)
Location: 16101 Lake Travis Drive, Lake Travis Watershed
Owner/Applicant: Sally Harty
Agent: Steven Womack
Request: The approval of the Amended Plat of Lots 6, 7, 8, and 9 Hudson Bend Colony No. 2 composed of 3 lots on 5.507 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [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)
2. 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](#)
3. [Discussion and possible action regarding Annual Internal Review and Report of the Zoning and Platting Commission.](#)

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