



Zoning & Platting Commission

September 5, 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 15, 2017.

C. PUBLIC HEARINGS

- 1. 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.: **Recommendation Pending; Postponement request by the Staff to October 3, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [**C14-2017-0022 - Bluff Springs Commercial; District 2**](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to October 17, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [**C14-2017-0091 - U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project; District 2**](#)
Location: 6800 Onion Creek Drive, Onion Creek/Marble Creek Watersheds
Owner/Applicant: City of Austin
Agent: City of Austin Watershed Protection Department (Pam Kearfott)
Request: SF-2; SF-3; MH to P
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [**C14-2017-0095 - Brodie Marketplace; District 8**](#)
Location: 8916 Brodie Lane, Suite 500, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Brodie Marketplace Capital LLC (Tylere Brennan)
Agent: Gertie Wilson
Request: LR; GR to CS-1
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

5. **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
6. **Rezoning:** [C14-2017-0052 - 4920 Spicewood Springs Road; District 10](#)
Location: 4920 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Richard Haberman Trust (Danny Haberman, Trustee)
Agent: Civile, LLC (Lawrence Hanarahan, P.E.)
Request: LO-CO to LO-CO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
7. **Rezoning:** [C14-2017-0085 - Charles Ford Rezoning, District 6](#)
Location: 12101-1/2 Conrad Road, Walnut Creek Watershed
Owner/Applicant: Charles Ford
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
8. **Preliminary Plan with variance:** [C8-2017-0038 - Enclave at Harris Ridge; District 7](#)
Location: 13328 - 13400 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Ltd. (Robert C. Wilson III)
Agent: LJA Engineering (Brian Faltsek, P.E.)
Request: Approval of the preliminary plan composed of 62 lots on 13.93 acres, with a variance request from Section 25-4-33 for a Balance of Tract.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
9. **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: Continued from August 15, 2017. 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

- 10. 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
- 11. Final Plat:** [C8J-2017-0190.0A - Bratton Hill Section 4](#)
Location: 3212-1/2 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: RSI Communities (Ryan Mattox)
Agent: RSI Communities (Ryan Mattox)
Request: Approval of Bratton Hill Section 4 composed of 1 lot on 9.459 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat - With Preliminary:** [C8J-2016-0188.1A - Easton Park Section 2C Final Plat; District 2](#)
Location: 8304 Sassman Road, North/South Fork Dry Creek Watersheds
Owner/Applicant: Carma Easton LLC (Luke Gosda)
Agent: Kitchen Table Civil (Jonathan Fleming)
Request: Approval of Easton Park Section 2C Final Plat, composed of 157 lots on 120.49 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2017-0191 - Knox Preserve; District 10](#)
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of Knox Preserve composed of 15 lots on 8.83 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat:** [C8J-2017-0181.0A - North Shields South Tract; District 7](#)
Location: North Shields Drive, Walnut Creek Watershed
Owner/Applicant: Neans Investments
Agent: LJA Engineering (Michael Porvaznik)
Request: Approval of North Shields South Tract, composed of 1 lot on 0.96 acres
Staff Rec.: **Disapproval**
Staff:

15. **Preliminary Plan:** [C8-2017-0189 - Pioneer Hill Preliminary Plan; District 1](#)
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed
Owner/Applicant: DRH Land Opportunities I, Inc. (Kevin Pape)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of the Pioneer Hill Preliminary Plan composed of 420 lots on 200.38 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Amended Plat:** [C8-2017-0187.0A - Replat of Deer Park/Live Oak/Dominique Section Two; District 6](#)
Location: 12833 Turtle Rock Road, Lake Creek Watershed
Owner/Applicant: GK Turtle Rock, LTD. (David Castilla)
Agent: Kimley-Horn and Associates (Joel Wixson)
Request: Approval of Replat of Deer Park/Live Oak/Dominique Section Two, composed of 1 lot on 5.24 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Previously Unplatted:** [C8J-2017-0188.0A - River Road RV Final Plat](#)
Location: 12710 FM 969 Road, Decker Creek Watershed
Owner/Applicant: River Road Baptist Church
Agent: GICE, Inc. (Norma Divine)
Request: Approval of the River Road RV Final Plat composed of 1 lot on 8.61 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Preliminary Plan:** [C8J-2017-0179 - Springdale Park](#)
Location: 10805 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Barr Lane LLC (Javier Barajas)
Agent: Landmark Engineering, Inc. (Javier Barajas)
Request: Approval of Springdale Park, composed of 379 single family lots on 55.87 acres, 1 multifamily lot on 12.8 acres, and 18.9 acres of right-of-way
Staff Rec.: **Disapproval**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.gov
Development Services Department
19. **Final Plat with Preliminary:** [C8-2013-0092.2A - Springfield Commercial - West, District 2](#)
Location: 7200 Springfield Drive, Cottonmouth Creek Watershed
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape Dawson Engineers (Terry Reynolds)
Request: Approval of the Springfield Commercial - West Final Plat composed of 1 lot on 1.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat:** [C8-2017-0180.0A - The Circle at Nelms; District 2](#)
Location: 6305 Bluff Springs Road, Williamson Creek Watershed
Owner/Applicant: Indo Pak Investments LLC
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of The Circle at Nelms, composed of 1 lot on 7.78 acres
Staff Rec.: **Disapproval**
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
21. **Final Plat - Amended Plat:** [C8-2017-0184.0A - The Reserve at Southpark Meadows II; District 5](#)
Location: 8000 Alex Lane, Slaughter Creek Watershed
Owner/Applicant: DRH Land Opportunities I, Inc. (Ian Cude)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of The Reserve at Southpark Meadows II, composed of 25 lots on 5.08 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 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

[Bond Election Advisory Task Force](#)

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

Facilitator: Sylvia Limon, 512-974-2767

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