



Zoning & Platting Commission

October 17, 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 October 3, 2017.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0111 - Burleson; District 2](#)
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Park 183 Land, LLC (Brad Maples)
Agent: Armbrust & Brown, PLLC (Eric deYoung)
Request: LI-CO to LI-CO, to change a condition of zoning
Staff Rec.: **Pending; Postponement request by Staff to November 7, 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, Williamson Creek Watersheds
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 November 7, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. 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.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. 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.: **Recommended, with conditions; Indefinite Postponement request by Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 5. Rezoning:** [C14-2017-0111 - 3059 Hwy 71 E; District 2](#)
Location: 3059 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: 3059 Highway 71 Investments, LLC (Saeed Minhas)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: SF-2 to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

6. **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
7. **Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)
Location: 12219, 12219 1/2 and 12221 Waters Park Road, Walnut Creek Watershed
Owner/Applicant: BarCzar, LLC (Matias Segura III)
Agent: South Llano Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1-CO for Tract 1 and GR-CO for Tract 2
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
8. **Rezoning:** [C14-2017-0115 - 2510 West Parmer Lane; District 7](#)
Location: 2510 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: CSW 2510 West Parmer, LLC
Agent: Lenworth Consulting, LLC (Nash Gonzales)
Request: GR to CS
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
9. **Rezoning:** [C14-2016-0121 - 7700 West Parmer Lane; District 6](#)
Location: 7700 West Parmer Lane, Lake Creek Watershed
Owner/Applicant: BRI 1869 Parmer, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-PDA to LI-PDA
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
10. **Rezoning:** [C14-2017-0028 - Great Hills Mixed Use; District 10](#)
Location: 9829 Great Hills Trail and 10224 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: Great Hills Retail, Inc.
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, LO to CS-MU-V
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

- 11. Restrictive Covenant Termination:** [C14-98-0146\(RCT\) - 6610 McNeil Drive Termination of Restrictive Covenant; District 6](#)
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed
Owner/Applicant: Abraham Birgani
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: To terminate a restrictive covenant on the property
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 12. Final Plat - Resubdivision:** [C8-2016-0216.0A - Allen Terrace Subdivision; District 8](#)
Location: 1401 Allen Road, Eanes Creek Watershed
Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC
Agent: Rivera Engineering
Request: Approval of the Allen Terrace Subdivision composed of 5 lots on 1.98 acres. The applicant also requests a variance from Section 25-4-175(A)(2) in order to utilize a flag lot design.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
- 13. Final Plat - Resubdivision:** [C8J-2017-0242.0A - Terrace at Hornsby Bend](#)
Location: 14011 FM 969 Road, Decker Creek Watershed
Owner/Applicant: Najib F. Wehbe
Agent: LJA Engineering & Surveying (Danny Miller)
Request: The approval of the Terrace at Hornsby Bend composed of 310 lots on 22.56 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - With Preliminary:** [C8J-2015-0255.5A - Easton Park Section 2B-Phase 2; District 2](#)
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Properties Westport (Chad Matheson)
Agent: Carlson, Brigrance, & Doering, Inc. (Bill E. Couch)
Request: The approval of the Easton Park Section 2B-Phase 2 composed of 254 lots on 55.44 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. **Final Plat - Amended Plat:** [C8-2017-0229.0A - Amended Plat of Avana, Phase One Section Five; District 8](#)
Location: Javea Drive, Bear Creek Watershed
Owner/Applicant: Longaro & Clarke
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: The approval of the Amended Plat of Avana, Phase One Section Five, composed of 20 lots on 4.3731 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Amended Plat:** [C8J-2017-0230.0A - Amarra Drive Phase 3 Amended Plat of Lots 15 & 16 Block H](#)
Location: 4825 Amarra Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Don Vincent Elledge
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: The approval of Amarra Drive Phase 3 Amended Plat of Lots 15 & 16 Block H, composed of 2 lots on 3.59 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Preliminary Plan-:** [C8J-2017-0240 - Forest Bluff Section 7; District 1](#)
Location: FM 969 Road, Decker Creek Watershed
Owner/Applicant: Longaro & Clarke
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: The approval of Forest Bluff Section 7, composed of 86 lots on 15.28 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - With Preliminary:** [C8J-2017-0240 .1A - Forest Bluff Section 7](#)
Location: FM 969 Road, Decker Creek Watershed
Owner/Applicant: John Lloyd
Agent: Randall Jones & Associated Engineering, Inc. (Ashley Hanson)
Request: The approval of the Forest Bluff Section 7 Final Plat composed of 85 lots on 15.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Preliminary Plan:** [C8J-2017-0241 - Gene Taylor Tract Preliminary Plan](#)
Location: S O Connor Drive, Lake Creek Watershed
Owner/Applicant: Robinson Land LTD Parters et al (Blake Contine)
Agent: Lews Woods, LLC (Barrett Wood)
Request: The approval of Gene Taylor Tract Preliminary Plan composed of 1 lot on 42.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 20. Preliminary Plan:** [C8J-2017-0235 - Bella Fortuna](#)
Location: Bradshaw Road, Onion Creek Watershed
Owner/Applicant: John M. and Davey L. Buratti
Agent: Doucet & Associates, Inc. (Davood Salek)
Request: The approval of Bella Fortuna composed of 477 lots on 158.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 21. Final Plat:** [C8J-2017-0234.0A - The Hills of Bear Creek, Lot 23, Block G](#)
Location: 2101 W FM 1626 Road, Bear Creek Watershed
Owner/Applicant: Roger Johnson
Agent: Thrower Design (Ron Thrower)
Request: The approval of The Hills of Bear Creek, Lot 23, Block G composed of 1 lot on 4.64 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 22. Final Plat - Previously Unplatted:** [C8J-2017-0232.0A - Ayala and Amigos Subdivision](#)
Location: 15709 FM 812 Road, Maha Creek Watershed
Owner/Applicant: Armandina Ayala
Agent: Hector Avila
Request: The approval of the Ayala and Amigos Subdivision Final Plat composed of 5 lots on 15.161 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 23. Final Plat - Previously Unplatted:** [C8J-2017-0233.0A - Steiner Ranch Lake Club; District 6](#)
Location: 12300 River Bend, Lake Austin Watershed
Owner/Applicant: 239 Rio Vista, c/o Eurys Capital Partners (Darrell R. Spaulding, VP)
Agent: Texas Engineering Solutions (Connor Overby)
Request: The approval of the Steiner Ranch Lake Club Final Plat composed of 2 lots on 5.23 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible adoption of the Zoning and Platting Commission regular meeting schedule for calendar year 2018.

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](#)

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