



Zoning & Platting Commission

January 2, 2018 @ 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

Abigail Tatkov

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 December 19, 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 Staff**

Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

- 2. 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 (Michael Rivera)

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
Development Services Department

- 3. Site Plan - Hill Country Roadway:** [SPC-2016-0453C - Westlake Residential; District 5](#)

Location: 800 North Capital of Texas Highway, Bee Creek Watershed

Owner/Applicant: 360 Development

Agent: CivilE LLC (Lawrence Hanrahan)

Request: Approval to construct multi-family with associated improvements within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor

Staff Rec.: **Recommended**

Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

- 4. Final Plat - Amended Plat:** [C8-2017-0305.0A - Lakes at Techridge](#)

Location: 14205-1/ N IH 35 SVRD NB, Harris Branch Watershed

Owner/Applicant: Oaks at Techridge Phase 2 Partners LP (Pat Patterson)

Agent: 360 Professional Services, Inc (Scott J Foster, P.E.)

Request: Approval of the Lakes at Techridge plat, composed of 5 lots on 31.52 acres.

Staff Rec.: **Disapproval**

5. **Final Plat - With Preliminary:** [C8J-04-0160.10A - Gilbert Lane Phase Four](#)
 Location: Gilbert Road, Decker Creek Watershed
 Owner/Applicant: KNWL Development, L.P. (John Lloyd)
 Agent: BGE Engineering Inc (Christopher Rawls)
 Request: Approval of the Gilbert Lane Phase Four plat, composed of 672 lots on 39.42 acres.
 Staff Rec.: **Disapproval**
6. **Final Plat - With Preliminary:** [C8J-2016-0163.2A - Whisper Valley, Village 1 - Phase 2 \(W/R C8J-2016-0163.1A\)](#)
 Location: East Braker Lane, Gilleland Creek Watershed
 Owner/Applicant: Club Deal 120 (Doug Gilleland)
 Agent: LandDev Consulting, LLC (Judd Willmann)
 Request: Approval of the Whisper Valley, Village 1 - Phase 2 (W/R C8J-2016-0163.1A), composed of 269 lots on 54.12 acres.
 Staff Rec.: **Disapproval**
7. **Preliminary Plan - Preliminary:** [C8-2017-0307 - The Vistas of Austin](#)
 Location: 0-1834 Old Lockhart Road, Rinard Creek Watershed
 Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
 Agent: BGE, Inc (Jacob Kondo)
 Request: Approval of The Vista of Austin plat, composed of 560 lots on 125.7 acres.
 Staff Rec.: **Disapproval**
8. **Final Plat - With Preliminary:** [C8-2017-0307.1A - The Vistas of Austin](#)
 Location: 0-1834 Old Lockhart Road, Rinard Creek Watershed
 Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
 Agent: BGE, Inc (Jacob Kondo)
 Request: Approval of The Vista of Austin plat, composed of 560 lots on 125.7 acres.
 Staff Rec.: **Disapproval**
9. **Final Plat - Resubdivision:** [C8-2017-0308.0A - Cogbill Subdivision - Resub of Lots 7 & 8](#)
 Location: 1001 Cogbill Street, South Boggy Creek Watershed
 Owner/Applicant: 2nd Street and 5th Street, LLC (Kirk Smith)
 Agent: Stansberry Engineering Co, Inc (Blayne Stansberry)
 Request: Approval of the Cogbill Subdivision - Resub of Lots 7 & 8 plat, composed of 4 lots on 0.83 acres.
 Staff Rec.: **Disapproval**

- 10. Final Plat - Previously Unplatted:** [C8-2017-0301.0A - Henry's Corner Subdivision; District 5](#)
 Location: 10701 Manchaca Road, Slaughter Creek
 Owner/Applicant: RGB Enterprises, LLC (Henry C. Ross)
 Agent: KBGE Engineering (Lauren Beavers)
 Request: Approval of the Henry's Corner Subdivision Final Plat composed of 1 lot on 1.55 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Resubdivision:** [C8-2017-0302.0A - 4414/4412 Merle Subdivision; District 5](#)
 Location: 4414 Merle Drive, Williamson Creek
 Owner/Applicant: S&L Land Design (Jeffery Keith Davis)
 Agent: LandDev Consulting, LLC (Judd Willmann)
 Request: Approval of the 4414/4412 Merle Subdivision Final Plat composed of 1 lot on 0.54 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Previously Unplatted:** [C8-2017-0303.0A - Persimmon Final Plat; District 2](#)
 Location: 7051 Meadow Lake Blvd, Onion Creek
 Owner/Applicant: Austin Habitat for Humanity, Inc.
 Agent: Urban Design Group PC (Vanessa Mendez)
 Request: Approval of the Persimmon Final Plat composed of 2 lots on 16.3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - With Preliminary:** [C8J-2008-0048.7A - Eastwood Section 2 Final Plat](#)
 Location: South FM 973 Road, Gilleland Creek
 Owner/Applicant: Cyclone Development, Inc.
 Agent: Randall Jones & Associates Engineering Inc (Ashley S. Hanson, P.E.)
 Request: Approval of the Eastwood Section 2 Final Plat composed of 91 lots on 664.53 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

14. **Final Plat - Amended Plat:** [C8-95-0208.03.2A - Tech Ridge Center, Phase VI. Lot 4 Final Plat; District 7](#)
 Location: North Interstate Highway 35 Service Road NB, Walnut Creek
 Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)
 Agent: LJA ENGINEERING (Reese Hurley, P.E.)
 Request: Approval of the Tech Ridge Center, Phase VI. Lot 4 Final Plat composed of 1 lot on 1.59 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
15. **Final Plat - With Preliminary:** [C8-95-0208.03.3A - Tech Ridge Center, Phase VI. Lot 3 Final Plat; District 7](#)
 Location: North Interstate Highway 35 Service Road NB, Walnut Creek
 Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)
 Agent: LJA Engineering (Reese Hurley, P.E.)
 Request: Approval of the Tech Ridge Center, Phase VI. Lot 3 Final Plat composed of 1 lot on 1.16 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. 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)

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

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

Facilitator: Wendy Rhoades, 512-974-7719

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.

2018 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 2, 2018	July 3, 2018
January 16, 2018	July 17, 2018
February 6, 2018	August 7, 2018
February 20, 2018	August 21, 2018
March 6, 2018	September 4, 2018
March 20, 2018	September 18, 2018
April 3, 2018	October 2, 2018
April 17, 2018	October 16, 2018
May 1, 2018	November 6, 2018
May 15, 2018	December 4, 2018
June 5, 2018	December 18, 2018
June 19, 2018	