



Zoning & Platting Commission

January 16, 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 January 2, 2018

C. PUBLIC HEARINGS

- 1. 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.: **Pending; Request for Indefinite Postponement by the Staff and Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0151 - Del Valle Gas Station; District 2](#)
Location: 3132 East SH 71 Eastbound, Colorado River Watershed
Owner/Applicant: DiamondSprings Investments, Inc. (Shaukat Prasla)
Agent: MADC, LLC (Carl McClendon)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0123 - South Chisholm Professional Offices; District 5](#)
Location: 9401 South Chisholm Trail, Slaughter Creek Watershed
Owner/Applicant: Mario Solis
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to LO-MU-CO
Staff Rec.: **Recommendation of LO-MU**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [C14-2017-0147 - Daisy Drive Rezoning; District 7](#)
Location: 2401 and 2405 Daisy Drive, Walnut Creek Watershed
Owner/Applicant: Guadalupe and Glafira M. Gonzales
Agent: Moreno Consultants (Candy Moreno)
Request: CS to CS-MU
Staff Rec.: **Recommendation of CS-MU-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

5. **Final Plat with Preliminary Plan:** [C8J-03-0146.11A - Austin's Colony Section 10A](#)
 Location: Anglin Lane, Elm Creek Watershed
 Owner/Applicant: Qualico AC LP (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (C. Brigance)
 Request: Approval of a final plat consisting of 54 lots on 2.59 acres
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
 Single Office: Travis County/COA
6. **Final Plat with Preliminary Plan:** [C8J-03-0146.12A - Austin's Colony Section 11](#)
 Location: Deaf Smith Boulevard, Elm Creek Watershed
 Owner/Applicant: Qualico AC LP (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (C. Brigance)
 Request: Approval of a final plat consisting of 96 lots on 5.31 acres
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
 Single Office: Travis County/COA
7. **Subdivision Vacation:** [C8-72-133\(VAC\) - Centennial Park, Vacation of Lot 2; District 2](#)
 Location: 135 Foremost Drive, South Boggy Creek Watershed
 Owner/Applicant: Foremost Partners LTD
 Agent: Reese Conner (Jones-Carter)
 Request: Approval of vacation of Lot 2 Centennial Park composed of 1 lot on 14.48 acres
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
8. **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

9. **Final Plat without Preliminary Plan:** [C8-2017-0093.0A - Foremost Lot 2; District 2](#)
 Location: 135 Foremost Drive, South Boggy Creek Watershed
 Owner/Applicant: Foremost Partners LTD
 Agent: Reese Conner (Jones-Carter)
 Request: Approval of Foremost Lot 2, composed of 1 lot on 14.48 acres
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
10. **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
11. **Site Plan - Extension:** [SP-98-0031C\(XT6\) - Park Central Section One; District 7](#)
 Location: 12345 N. Lamar Blvd., Walnut Creek Watershed
 Owner/Applicant: NYOS Charter School Inc.(Kathleen Zimmerman)
 Agent: Kimley Horn and Associates (Joel Wixson)
 Request: Request approval of a 3 year extension to a previously approved site plan.
 Staff Rec.: **Recommendation pending; Postponement request by Staff to February 6, 2018.**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department
12. **Preliminary Plan:** [C8-2018-0002 - Eastridge Preliminary Plan; District 2](#)
 Location: 5525 Ross Road, Dry Creek East Watershed
 Owner/Applicant: Equinox Properties (Daniel Wang)
 Agent: JCI Residential (Ross Hamilton)
 Request: Approval of the Eastridge Preliminary Plan composed of 2 lots on 16.56 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 13. Final Plat - [C8J-2018-0003.0A - Bat City Scaregrounds Subdivision](#)**
Previously Unplatted:
 Location: 14101 South Turnersville Road, Rinard Creek Watershed
 Owner/Applicant: Lynn Alderson
- Request: Approval of the Bat City Scaregrounds Subdivision composed of 1 lot on 15 acres.
- Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - [C8J-2017-0310.0A - Kellam Subdivision](#)**
Previously Unplatted:
 Location: 4632-1/2 East SH 71 Eastbound, Dry Creek East Watershed
 Owner/Applicant: Sharif Ali Prasla
 Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)
 Request: Approval of the Kellam Subdivision plat, composed of 1 lot on 12.26 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. BRIEFINGS

1. Presentation by City of Austin Demographer Ryan Robinson.
2. Presentation by Ed Wendler Jr.

F. 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.

G. 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.

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	