



## Zoning & Platting Commission

**March 6, 2018 at 6:00 P.M.**

City Hall – Council Chambers

301 W. 2<sup>nd</sup> 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 February 6, 2018 and minutes from special called meeting of February 28, 2018.

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0141 - SOCO South; District 2](#)  
Location: 8103 and 8121 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Trustee for NFP Partnership (James C. Niemann)  
Agent: Land Use Solutions, LLC (Michele Hausmann)  
Request: LI-CO to MF-4  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. 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, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0139 - Ferguson Crossing; District 1](#)  
Location: 3207 Ferguson Lane, Walnut Creek Watershed  
Owner/Applicant: Fergi AV Land, LLC (Colin Armstrong)  
Agent: Armbrust & Brown, PLLC (David Armbrust)  
Request: W/LO-CO, RR, NO-CO and SF-1-CO to W/LO  
Staff Rec.: **Recommendation of W/LO-CO**  
Staff: [Heather Chaffin](#), 521-974-2122  
Planning and Zoning Department
- 4. Rezoning:** [C14-2017-0130 - Genesis Autos; District 2](#)  
Location: 4410 East William Cannon Drive, Williamson Creek Watershed  
Owner/Applicant: Genesis Autos (Daniel Garcia)  
Agent: LOC Consultants (Sergio Lozano-Sanchez, P.E.)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Not recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 5. Rezoning:** [C14-2017-0152 - 3904 Medical Parkway; District 10](#)  
Location: 3904 Medical Parkway, Shoal Creek Watershed  
Owner/Applicant: Bennie Engelke  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3 to LO  
Staff Rec.: **Recommendation of LO-MU**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

6. **Rezoning:** [C14-2017-0123 - South Chisholm Professional Offices; District 5](#)  
 Location: 1109 West Slaughter Lane, Slaughter Creek Watershed  
 Owner/Applicant: Mario Solis  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: SF-2 to LO-MU  
 Staff Rec.: **Recommended**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
7. **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**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
8. **Final Plat - Variance Only:** [C8-2017-0269.0A - Oaks Ranch Section 2; District 2](#)  
 Location: 5412 Ross Rd., Onion Creek Watershed  
 Owner/Applicant: Deerwood MHC LLC (Scott Roberts)  
 Request: The applicant is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Saint Thomas Drive.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
9. **Site Plan - Environmental Variance:** [SP-2017-0176D - 1704 and 1706 Channel Road](#)  
 Location: 1704 Channel Road, Lake Austin Watershed  
 Owner/Applicant: John and Amy Porter  
 Agent: Janis Smith LLC (Janis Smith)  
 Request: Variance request to allow cut above 4' feet within Lake Austin. [25-8-341(A)]  
 Staff Rec.: **Not Recommended**  
 Staff: [Atha Phillips](#), 512-974-6303  
 Development Services Department

- 10. Site Plan - Hill Country Roadway:** [SPC-2016-0453C - Westlake Residential; District 10](#)  
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.: **Withdrawn by Staff**  
Staff: [Christine Barton-Holmes](#), 512-974-2788  
Development Services Department
- 11. Site Plan - Conditional Use Permit:** [SPC-2017-0158C - Bellingham Meadows Amenity Center; District 1](#)  
Location: 12107 Reindeer Drive, Gilleland Creek Watershed  
Owner/Applicant: CADG Bellingham Meadows, LLC. (Brian Saathoff)  
Agent: TRE & Associates, LLC (Marc Dickey)  
Request: Approval of a conditional use permit to construct an amenity center (community recreation private use).  
Staff Rec.: **Recommended**  
Staff: [Rosemary Avila](#), 512-974-2784  
Development Services Department
- 12. Final Plat:** [C8J-2017-0199.0A - The Corners at Frate Barker](#)  
Location: 11726 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: DBI Frate Barker LP and Joseph D Christian  
Agent: Garrett-Ihnen Civil Engineers (Jevon Poston)  
Request: Approval of The Corners at Frate Barker Final Plat consisting of 3 lots on 13.69 acres.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office
- 13. Final Plat out of the Revised Preliminary Plan:** [C8J-2013-0236.01.1A - Prado Ranch Phase 2 A Small Lot Subdivision](#)  
Location: 2005 South FM 973 Road, Colorado River Watershed  
Owner/Applicant: RSI Prado LLC (Ryan Mattox)  
Agent: Carlson, Brigance & Doering, Inc. (Brett Pasquarella)  
Request: Approval of the Prado Ranch Phase 2 Final Plat consisting of 125 lots on 25.71 acres.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office

- 14. Resubdivision:** [C8J-2017-0103.0A - Singh Subdivision \(Resubdivision Lot 19A and a portion of Lot 19 of Thoroughbred Estates, Phase Two\)](#)  
Location: 11411 FM 812 Road, South Fork Dry Creek Watershed  
Owner/Applicant: Major Singh and Manjit Kaur  
Agent: Thomas Land Engineering, Mark Roeder  
Request: Approval of Singh Subdivision, which is a resubdivision of Lot 19A and a portion of Lot 19 of Thoroughbred Estates, Phase Two, consisting of one commercial lot on 7.45 acres. Water will be provided by Austin Water Utility, and wastewater will be provided by an onsite sewage facility.  
Staff Rec.: **Recommended**  
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434, Single Office
- 15. Resubdivision:** [C8J-2017-0014.0A - Resubdivision of Lot 14A, Block B of Overlook Estates Phase 2 & Morgan Survey](#)  
Location: 7813 Aria Loop, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Katherine Babb Wright  
Agent: Place Design (Vincent Shaw)  
Request: Approval of the resubdivision of one lot and unplatted into a two lot subdivision on 5.085 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404
- 16. Preliminary Plan:** [C8J-2016-0248 - Timmerman Tract Preliminary Plan](#)  
Location: N. F.M. 1825 & Grand Avenue Parkway, Rattan Creek Watershed  
Owner/Applicant: Estate of Terrell Timmerman  
Agent: Carlson, Brigrance & Doering, Inc. (Lee Whited, P.E.)  
Request: Approval of the Timmerman Tract Preliminary Plan composed of 179 lots on 60.301 acres  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404
- 17. 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.: **Not Recommended**  
Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department

18. **Preliminary Plan - Revised**      [C8-60-006.01 - Eubank Acres Section 4 Revised Preliminary Plan; District 7](#)  
**Preliminary:**  
Location: 11705 Cherokee Street, Bldg A, Walnut Creek Watershed  
Owner/Applicant: CMS T Development LLC (Nichols S. Charles, Jr.)  
Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)  
Request: Approval of the Eubank Acres Section 4 Revised Preliminary Plan, composed of 6 lots on 4.12 acres  
  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
19. **Final Plat - With Preliminary:**      [C8-60-006.01.0A - Eubank Acres Section Four Final Plat Lots 16-18; District 7](#)  
Location: 11705 Cherokee Street, Bldg A, Walnut Creek Watershed  
Owner/Applicant: CMS T Development LLC (Nichols S. Charles, Jr.)  
Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)  
Request: Approval of the Eubank Acres Section Four Final Plat Lots 16-18, composed of 3 lots on 1.04 acres  
  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
20. **Final Plat - With Preliminary:**      [C8J-2014-0131.2A - Bear Creek Crossing Phase 2](#)  
Location: 12300 Twin Creek dr, Onion Creek Watershed  
Owner/Applicant: Jarrod Gaither  
Agent: LJA Engineering (Brian Faltesek)  
Request: Approval of Bear Creek Crossing Phase 2 composed of 88 lots on 30.91 acres  
  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
21. **Final Plat - Amended Plat:**      [C8-2018-0028.0A - Springfield Multifamily, Amended Final Plat; District 2](#)  
Location: 6824-1/2 East William Cannon Drive, Marble Creek Watershed  
Owner/Applicant: RKX Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineers (Terry Reynolds)  
Request: Approval of Springfield Multifamily, Amended Final Plat composed of 1 lot on 20.19 acres  
  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

22. **Final Plat - With Preliminary:** [C8J-2015-0271.2A - Malone Subdivision, Section Two](#)  
 Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed  
 Owner/Applicant: CalAtlantic Homes of Texas, Inc. (Kevin Forader)  
 Agent: LJA Engineering, Inc. (Brian Faltese, P.E.)  
 Request: Approval of the Malone Subdivision, Section Two Final Plat composed of 77 lots on 12.09 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat - With Preliminary:** [C8-2018-0012.2A.SH - Goodnight Ranch Phase One-A Section 8; District 2](#)  
 Location: 8749 Vertex Boulevard, Onion Creek Watershed  
 Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)  
 Agent: Civile LLC (Greg Fortman)  
 Request: Approval of the Goodnight Ranch Phase One-A Section 8 Final Plat composed of 1 lot on 2.17 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
24. **Final Plat - Previously Unplatted:** [C8J-2018-0026.0A - Patino Subdivision](#)  
 Location: 10603 Spring Valley Road, Slaughter Creek Watershed  
 Owner/Applicant: Jesus Gutierrez Patino  
 Agent: IT Gonzalez Engineers (I.T. Gonzalez)  
 Request: Approval of the Patino Subdivision Final Plat composed of 1 lot on 1 acre  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### **D. BRIEFINGS**

1. [Briefing regarding the People's Plan](#)  
 Presenters: Ms. Susana Almanza, Dr. Jane Rivera and Dr. Fred McGhee  
 (Sponsor: Chair Kiolbassa, Co-Sponsor: Commissioner King)

#### **E. ITEMS FROM THE COMMISSION**

1. Discussion and possible action regarding the People's Plan.  
 (Sponsor: Chair Kiolbassa, Co-Sponsor: Commissioner King)
2. 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. 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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	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	