



Zoning & Platting Commission

May 15, 2018 at 6:00 P.M.

City Hall

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 April 17, 2018.
2. Approval of minutes from special called meeting April 25, 2018.
3. Approval of minutes from special called meeting May 9, 2018.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2018-0036 - East SH 71 Rezoning; District 2](#)
Location: 3131 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: Najib F. Wehbe
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

2. **Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)
Location: 10208 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)
Request: I-RR to GR-MU
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

3. **Rezoning:** [C14-2017-0060 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: SF-2 to SF-4A and GR
Staff Rec.: **Recommendation Pending; Staff requests a postponement to June 5, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

4. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: DR and SF-2 to SF-4A and GR
Staff Rec.: **Recommendation Pending; Staff requests a postponement to June 5, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

5. **Rezoning:** [C14-2018-0002 - Delwau Campgrounds; District 3](#)
Location: 7715 Delwau Lane, Boggy Creek Watershed, Colorado River Watershed
Owner/Applicant: South Llano Strategies (Glen Coleman)
Agent: Delwau LLC (Andrew Zimmerman)
Request: SF-2 to CS-MU-CO and CS-1-MU-CO
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0031 - 3310 West Terrace Drive Rezoning; District 7](#)
Location: 3110 West Terrace Drive, Shoal Creek Watershed
Owner/Applicant: Danielle Lesikar
Agent: Danielle Lesikar
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
7. **Resubdivision:** [C8-2017-0248.0A - Resubdivision of Lot 2, Block A, Broadstone at Parmer Subdivision](#)
Location: 8000 Anderson Mill Rd., Lake Creek Watershed
Owner/Applicant: CSW PAM, LLC (Kevin Hunter)
Agent: JAB Engineering, LLC (Joshua Baran, P.E.)
Request: Approval of the resubdivision of one lot into a two lot subdivision on 4.244 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
8. **Resubdivision:** [C8-2017-0256.0A - Resubdivision of Lot 3D, Parmer Crossing West](#)
Location: 13800 N. F.M. 620 Rd., Lake Creek Watershed
Owner/Applicant: Liberty Bankers Life Insurance Company (Bradford A. Philips)
Agent: LJA Engineering (Charles Hager, P.E.)
Request: Approval of the resubdivision of one lot into a two lot subdivision on 4.857 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

- 9. Preliminary Plan:** [C8-2017-0147 - Cantarra 1 North; District 1](#)
Location: 4608 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: BGE, Inc. (Jacob Kondo, P.E.)
Agent: Continental Homes of Texas L.P. (Ian Cude)
Request: Approval of the preliminary plan of Cantarra 1 North, comprised of 381 lots on 154.5 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 10. Resubdivision:** [C8-2017-0171.0A - 7300 South Congress plat; District 2](#)
Location: 7300 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Carol Elwyn Williams
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of 7300 South Congress, a resubdivision comprised of four lots on 8.1 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 11. Plat Vacation:** [C8-77-010\(VAC\) - Partial Vacation of Travis Vista II, Phase B; District 6](#)
Location: 4811 Park Lane, Lake Travis Watershed
Owner/Applicant: Mahmoud Helforoosh
Agent: Survey Works (Derek Kinsaul)
Request: Approve the partial plat vacation of one lot out of Travis Vista II, Phase B.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 12. Resubdivision:** [C8J-2017-0059.0A - Resubdivision of Lot 1, Travis Vista II, Section 2, Phase B and Lot 49, Hughs Park Subdivision, No.1; District 6](#)
Location: 4811 Park Lane, Lake Travis Watershed
Owner/Applicant: Mahmoud Helforoosh
Agent: Survey Works (Derek Kinsaul)
Request: Approve the resubdivision of a vacated lot with and existing lot into one lot on 0.3 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

- 13. Final out of Approved Preliminary:** [C8-2013-0092.02.3A - Springfield Commercial South; District 2](#)
- Location: 7300-1/2 East William Cannon Drive, Onion / Cottonwood / Marble Creek Watersheds
- Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
- Agent: Pape Dawson Engineers (Mark A. Ramseur)
- Request: Approve the final plat out of an approved preliminary for 6 lots on 14.566 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 14. Final out of Approved Preliminary:** [C8-2013-0092.02.4A - Springfield Commercial North; District 2](#)
- Location: 7050-1/2 East William Cannon Drive, Cottonwood Creek Watershed
- Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
- Agent: Pape Dawson Engineers (Mark A. Ramseur)
- Request: Approve the final plat out of an approved preliminary for 6 lots on 22.129 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 15. Site Plan - Extension:** [SP-2013-0327C\(XT2\) - St. Francis Anglican Church; District 7](#)
- Location: 3401 Oak Creek Drive, Walnut Creek Watershed
- Owner/Applicant: St. Francis Anglican Church
- Agent: 360 Professional Services, Inc. (Scott Foster)
- Request: Request approval of a 10 year extension to a previously approved site plan.
- Staff Rec.: **Recommended**
- Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 16. Preliminary Plan:** [C8-2016-0197 - The Grove at Shoal Creek Preliminary Plan, District 10](#)
- Location: Bull Creek Road and Jackson Avenue, Shoal Creek Watershed
- Owner/Applicant: Grove ATX Commercial L.P. / Grove Residential Inc.
- Agent: Brown & Gay Engineers
- Request: Approval of a Preliminary Plan consisting of 13 lots and a public street on 75.75 acres
- Staff Rec.: **Recommended**
- Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

17. **Final Plat with Preliminary Plan:** [C8-2016-0197.1A - The Grove at Shoal Creek Final Plat, District 10](#)
 Location: Bull Creek Road and Jackson Avenue, Shoal Creek Watershed
 Owner/Applicant: Grove ATX Commercial L.P. / Grove Residential Inc.
 Agent: Brown & Gay Engineers
 Request: Approval of a Final Plat consisting of 13 lots and a public street on 75.75 acres
 Staff Rec.: **Recommended**
 Staff: [David Wahlgren](#), 512-974-6455
 Development Services Department
18. **Preliminary Plan:** [C8-2018-0041 - Twilight Gardens Preliminary Plan \(Withdraw / Resubmittal of C8-2016-0239\); District 8](#)
 Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Andrey Dervianko
 Agent: Perales Engineering, LLC (Jerome Perales, P.E.)
 Request: Approval of the Twilight Gardens Preliminary Plan (Withdraw / Resubmittal of C8-2016-0239) plat, composed of 32 lots on 18 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
19. **Final Plat:** [C8J-2018-0064.0A - Southwest Christian Estates Resubdivision](#)
 Location: 2116 Lynnbrook Drive, Slaughter Creek Watershed
 Owner/Applicant: Southwest Christian Church
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approval of Southwest Christian Estates Resubdivision composed of 2 lots on 8.54 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
20. **Final Plat:** [C8J-2018-0069.0A - Bridgestone Subdivision](#)
 Location: 15422 FM 1825 Road, Gilleland Creek Watershed
 Owner/Applicant: Martin Operating Partnership L.P. / dba Martin Gas Sales (Chris Booth)
 Agent: Big Red Dog Engineering (Kendall Hackney)
 Request: Approval of Bridgestone Subdivision composed of 1 lot on 2.12 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
21. **Final Plat:** [C8J-2018-0070.0A - F.M. 812 Subdivision](#)
 Location: 9904 FM 812 Road, Cottonwood Creek Watershed
 Owner/Applicant: Iesi Tx Landfill LP DBA WASTECONNECTIONS (Glenn Swisher)
 Agent: Moody Engineering, Inc. (Keith Moody)
 Request: Approval of F.M. 812 Subdivision composed of 3 lots on 71.15 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

22. **Preliminary Plan:** [C8J-2018-0065 - Lagos](#)
 Location: 11215 North FM 973 Road, Gilleland Creek Watershed
 Owner/Applicant: Peter A. Dwyer
 Agent: Kimley-Horn & Associates (Luke Caraway)
 Request: Approval of Lagos composed of 360 lots on a 149.31 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
23. **Final Plat with Preliminary:** [C8J-2015-0134.3A - Preston Park Section 2B](#)
 Location: 16140 Bratton Lane, Gilleland Creek Watershed
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
 Agent: CSF Civil Group (Christine Potts)
 Request: Approval of Preston Park Section 2B composed of 76 lots on 60.688 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
24. **Preliminary Plan:** [C8J-2008-0168\(R1\) - Entrada Subdivision Preliminary Plan - Minor Revision](#)
 Location: Dessau Road, Gilleland Creek Watershed
 Owner/Applicant: Lennar Homes of Texas Land and Construction (Steven Bertke)
 Agent: Carlson, Brigance & Doering, Inc. (Steven Cates)
 Request: Approval of the Entrada Subdivision Preliminary Plan - Minor Revision composed of 864 lots on 241.15 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
25. **Final Plat - without Preliminary:** [C8J-2018-0062.0A - Flores Melchor Subdivision](#)
 Location: 2604 Bliss Spillar Road, Bear Creek Watershed
 Owner/Applicant: Eduardo Flores and Jose Luis Melchor
 Agent: LOC Consultants LLP (Sergio Sanchez Lozano, P.E.)
 Request: Approval of the Flores Melchor Subdivision Final Plat composed of 5 lots on 10.929 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Final Plat - Previously Unplatted:** [C8J-2018-0068.0A - Perez Subdivision](#)
 Location: 6509 McKinney Falls Parkway, Cottonmouth Creek Watershed
 Owner/Applicant: Guillermo Palomino Perez
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approval of the Perez Subdivision Final Plat composed of 2 lots on 2 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. ITEMS FROM THE COMMISSION

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

[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.