



Zoning & Platting Commission

June 5, 2018 at 6:00 P.M.

City Hall-Board and Commissions

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 meeting May 15, 2018.
2. Approval of minutes from special called meeting May 9, 2018.

C. PUBLIC HEARINGS

- 1. Final Plat with Preliminary Plan:** [C8J-03-0146.13A - Austin's Colony Section 9](#)
Location: Deaf Smith Boulevard, Elm Creek Watershed
Owner/Applicant: Qualico AC, LP (Vera Massaro)
Agent: Carlson, Brignance & Doering, Inc. (C. Brignance)
Request: Approval of final plat consisting of 157 lots on 32.782 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562,
Single Office: Travis County/City of Austin
- 2. Final Plat with Preliminary Plan:** [C8J-2012-0161.01.1A - Addison, Section 4](#)
Location: South US Highway 183 and Dee Gabriel Collins Road, Onion and Cottonmouth Creek Watersheds
Owner/Applicant: CARMA Properties LLC (Chad Matheson)
Agent: Kitchen Table Civil Solutions (Peggy Carrasquillo)
Request: Approval of final plat consisting of 117 lots on 18.44 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562,
Single Office: Travis County/City of Austin
- 3. Final Plat:** [C8J-2017-0206.0A - Summerow Final Plat](#)
Location: 11940 Manchaca Road, Bear/Slaughter Creek Watersheds
Owner/Applicant: Summerow Development LLC / Backspin Investments LLC
Agent: Garrett-Ihnen Associates (J. Poston)
Request: Approval of the final plat.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637
Single Office: Travis County/City of Austin
- 4. Resubdivision:** [C8-2017-0112.0A - Mimosa Plat; District 5](#)
Location: 7100 Lilac Lane, Williamson Creek Watershed
Owner/Applicant: Olivia Development Group, LLC (Guillermo Meza)

Request: Request approval of the Resubdivision of Lot 9, Mimosa Manor, Section 2.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

5. **Final Plat - Resubdivision:** [C8-2017-0067.0A - GM - Parmer Business Park; District 7](#)
Location: 201 West Howard Lane, Walnut Creek Watershed
Owner/Applicant: General Motors/ Al Marco
Agent: Stantec (Jonah Mankovsky)
Request: Approval of the resubdivision of 4 lots into 5 lots
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
6. **Final Plat with Preliminary:** [C8J-2015-0097.1A - Upper East End; District 4](#)
Location: 3010 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: MKM Properties, LLC (Saeed Ahmed Minhas)
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, P.E.)
Request: Approval of the final plat from an approved preliminary plan composed of 98 lots on 29.07 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
7. **Plat Vacation:** [C8-2015-0262.0A\(VAC\) - Vacation of the Resubdivision of Lot A-1, Block A, Kay Christian Carter Subdivision; District 2](#)
Location: 8721 S. 1st Street, Slaughter Creek Watershed
Owner/Applicant: Barry and Robin Wurzel
Agent: Garrett-Ihnen Engineers, Norma Divine
Request: The applicant requests the vacation of the Resubdivision of Lot A-1, Block A, Kay Christian Carter Subdivision.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Restrictive Covenant Amendment:** [C14-03-0053\(RCA\) - Double Creek Residences; District 5](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: The Riddell Family Limited Partnership (Jim Henry)
Agent: Drenner Group, PC (Amanda Swor)
Request: To amend the Restrictive Covenant to reflect updates to the Traffic Impact Analysis conducted on the Property
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

9. **Zoning:** [C14-2018-0055 - Circle C Ranch Phase C, Section Nine; District 8](#)
Location: West and north of York Bridge Circle, west of Beckett Road and north of Slaughter Lane, Williamson Creek / Slaughter Creek Watersheds-Barton Springs Zone
Owner/Applicant: City of Austin, Planning and Zoning Department (Gregory Guernsey)
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: I-RR to SF-2
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
10. **Rezoning:** [C14-2017-0066 - 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 postponement request to July 3, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
11. **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 postponement request to July 3, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
12. **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, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
13. **Rezoning:** [C14-2018-0035 - Metric at Howard; District 7](#)
Location: 13614 Metric Boulevard, Little Walnut Creek Watershed
Owner/Applicant: Catoosa Springs Partners, LP (John Bultman)
Agent: Drenner Group, PC (Amanda Swor)
Request: SF-6, GO, GR to GO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

14. **Rezoning:** [C14-2018-0044 - First Citizens Bank; District 10](#)
Location: 4101 Marathon Boulevard, Waller Creek Watershed
Owner/Applicant: First Citizens Bank (Elizabeth Kolepp-Mayer)
Agent: Kimley Horn and Associates (Joel Wixson)
Request: LO to CS
Staff Rec.: **Recommendation of LR**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
15. **Final Plat - Resubdivision:** [C8-2018-0082.0A - Park 35 Section III; District 7](#)
Location: 12205 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Walnut Park Phase II, LTD. (Larry Peel)
Agent: Civile LLC (Lawrence M. Hanrahan)
Request: Approval of the Park 35 Section III Final Plat composed of 3 lots on 18.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8J-2018-0080.0A - Cheney Acres - Resubdivision of A Portion of Lot 4, Block B, The Post Oak](#)
Location: 10508 Parsons Road, Lockwood Creek Watershed
Owner/Applicant: Jeremiah Franklin Cheney
Request: Approval of Cheney Acres - Resubdivision of A Portion of Lot 4, Block B, The Post Oak composed of 1 lot on 2 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2018-0083.0A - Haven at New Tech; District 1](#)
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed
Owner/Applicant: Guefen Development Complany (David Kulkarni)
Agent: Big Red Dog Engineering (Esteban Gonzalez)
Request: Approval of Haven at New Tech composed of 1 lot on 18.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat without Preliminary:** [C8J-2018-0084.04 - Oak Forest IV](#)
Location: 5402-1/2 Decker Lane, Elm Creek Watershed
Owner/Applicant: Hidden Valley MHC LLC (Scott Roberts)
Agent: Stephen R. Jamison (Jamison Civil Engineering)
Request: Approval of the Oak Forest IV composed of 1 lot on 62.2 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 19. Preliminary Plan:** [C8J-2018-0078 - Preserve at Oak Hill](#)
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John Kuhn
Agent: Stephen R. Jamison (Jamison Civil Engineering)
Request: Approval of the Preserve at Oak Hill composed of 20 lots on 32.89 acres.
Staff Rec.: **Disapproval**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

D. NEW BUSINESS

- 1. Initiate Rezoning for 11815 Buckner Road**
Direct staff to initiate a rezoning case for the property located at 11815 Buckner Road and associated with C14-2017-0041 to correct the legal description.
[Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

E. PRESENTATIONS

- 1. [Future of Small Area Planning](#)**
Briefing on Future of Small Area Planning.
[Stevie Greathouse](#), 512-974-7226
Planning and Zoning Department
- 2. [Long-Range Capital Improvement Program Strategic Plan](#)**
Discussion and possible action related to proposed updates to 2017 Long Range CIP Strategic Plan recommendation letter from Planning Commission to City Manager
[Stevie Greathouse](#), 512-974-7226
Planning and Zoning Department

F. ITEMS FROM THE COMMISSION

- 1. CodeNEXT**
Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling.
Co-sponsors: Chair Kiolbassa; Vice-Chair Duncan
- 2. Austin Land Development Code**
Discussion and possible action concerning the top 10 problems with the current code and its administration. Co-Sponsors: Commissioner Greenberg; Commissioner Aguirre

G. FUTURE AGENDA ITEMS

Facilitator: Sherri Sirwaitis, 512-974-3057

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.

H. 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.

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	