



Zoning & Platting Commission

July 17, 2018 at 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

Betsy Greenberg – Parliamentarian

David King

Jolene Kiolbassa – Chair

Sunil Lavani

Abigail Tatkow

Vacant

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 July 3, 2018.

C. PUBLIC HEARINGS

- 1. Site Plan - Hill Country Roadway:** [**SPC-2017-0239C - Shepherd Mountain; District 10**](#)

Location: 6301 FM 2222 Road, West Bull Creek Watershed
Owner/Applicant: 2222 Cap Texas LLC
Agent: Kimley-Horn (Joel Wixson)
Request: Approval of a Multi-Family development subject to Hill Country Roadway requirements (as modified by the Champions Tract Settlement Agreement)
Staff Rec.: **Recommended**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department
- 2. 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
- 3. Preliminary Plan:** [**C8-2018-0002 - Eastridge Preliminary Plan; District 2**](#)

Location: 5525 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Properties, LLC (Daniel Wang)
Agent: JCI Residential, LLC (Ross Hamilton)
Request: Approve a preliminary plan composed of 2 lots on 16.555 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 4. Final Plat - with Preliminary Plan:** [**C8-2018-0002.1A - Eastridge Final Plat; District 2**](#)

Location: 5525 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Properties, LLC (Daniel Wang)
Agent: JCI Residential, LLC (Ross Hamilton)
Request: Approval of a final plat from a preliminary plan composed of 2 lots on 16.555 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

5. **Final Plat - without Preliminary Plan:** [C8-2016-0252.0A - 3804 McNeil Drive; District 7](#)
Location: 3804 McNeil Drive, Walnut Creek Watershed
Owner/Applicant: SAM Builders, LLC.
Agent: Cuatro Consultants (Hugo Elizondo, Jr.)
Request: Approval of a subdivision of 8 lots on 9.52 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
6. **Final Plat out of Approved Preliminary:** [C8-2017-0038.1A - Enclave at Harris Ridge; District 7](#)
Location: 13328 - 13400 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Ltd. (Robert C. Wilson III)
Agent: LJA Engineering, Inc. (Brian Faltese, P.E.)
Request: Approval of the final plat out of an approved preliminary plan composed of 62 lots on 13.929 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
7. **Final Plat out of Approved Preliminary:** [C8J-2015-0110.2A - Breakwater Final Plat](#)
Location: 11825 Rim Rock Trail, Bear Creek Watershed-Barton Springs Zone
Owner/Applicant: Jonathan Cheng
Agent: Cuatro Consultants (Hugo Elizondo, Jr.)
Request: Approval of the Breakwater final plat, comprised of 23 lots on 26.75 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
8. **Resubdivision:** [C8-2017-0286.0A - Resubdivision of Lot 1 Cedar Elm Subdivision; District 7](#)
Location: 13313 Burnet Road, Walnut Creek Watershed
Owner/Applicant: MOPAC Hotel Development (Brendan Gilyan)
Agent: Doucet & Associates (Ted McConaghy)
Request: Approval of the resubdivision of an existing lot and unplatted property into a 1 lot subdivision on 6.510 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

9. **Site Plan - Conditional Use Permit:** [SPC-2017-0429A - Eleve Cosmetics; District 8](#)
Location: 8916 Brodie Lane, Unit 500, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Brodie Marketplace Capital, LLC (Tylere Brennan)
Agent: Eleve Cosmetics (Ginger Averitt)
Request: Approval of a conditional use permit for a cocktail lounge use within a retail store.
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
10. **Rezoning:** [C14-2018-0060 - Leo Street Residential; District 5](#)
Location: 8707 Leo Street, Slaughter Creek Watershed
Owner/Applicant: Georgian Whitenight and Leigh Mires
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to SF-3-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
11. **Rezoning:** [C14-2018-0063 - 12427 Tech Ridge Boulevard; District 7](#)
Location: 12427 Tech Ridge Boulevard, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase VI, LP (Paul M. Juarez)
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)
Request: GR to CS-CO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
12. **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
13. **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.: **Postponement request by the Staff to August 21, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

14. **Rezoning:** [C14-2018-0004 - Braker Office/Condo Park; District 1](#)
Location: 1308 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)
Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)
Request: MF-4 to GO-MU
Staff Rec.: **Pending; Staff postponement request to August 21, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
15. **Zoning and Rezoning:** [C14-2018-0052 - 12408 Harris Branch Parkway; District 1](#)
Location: 12408 Harris Branch Parkway, Harris Branch Watershed
Owner/Applicant: HB EXP LLC (Donald Clauson)
Agent: Drenner Group (Leah Bojo)
Request: I-RR and LO-CO to IP
Staff Rec.: **Staff recommendation of IP-CO, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
16. **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
17. **Final Plat - Amended Plat:** [C8-2018-0104.0A - Pearson Business Center, Amended Plat of Lot 1 and Lot 2 Block A](#)
Location: 15916 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Wong Real Estate Management, LP
Agent: CSF Civil Group LLC (Charles E. Steinman II)
Request: Approval of Pearson Business Center, Amended Plat of Lot 1 and Lot 2 Block A composed of 2 lots on 11.63 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8-2018-0094.0A - Legacy Ranch at Dessau East; District 7](#)
Location: 1624 Fish Lane, Harris Branch Watershed
Owner/Applicant: John Fish
Agent: Davcar, Inc. (Thomas Duvall)
Request: Approval of the Legacy Ranch at Dessau East plat, composed of 1 lot on 12 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

19. **Final Plat - Resubdivision:** [C8-2018-0098.0A - Price Tract; District 1](#)
Location: 7651 Delwau Lane, Boggy Creek Watershed
Owner/Applicant: Everett Charles Price, Jr.
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the Price Tract, composed of 1 lot on 9.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat - Resubdivision:** [C8-2018-0099.0A - 9921-1/2 East U.S. 290 Highway Service Road Eastbound](#)
Location: 9921-1/2 East US Highway Service Road Eastbound, Gilleland Creek Watershed
Owner/Applicant: Decker Land Holdings LP (Don Glatthorn)
Agent: Stantec Consulting Services, Inc. (Augustine Verrengia)
Request: Approval of the 9921-1/2 East US Highway Service Road Eastbound plat, composed of 5 lots on 66.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - With Preliminary Plan:** [C8-2016-0145.2A - Parker Creek Ranch Phase II; District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Forestar (USA) Real Estate Group Inc., a Delaware Corporation (Justinen C. Klinke / Jeane Parker)
Agent: BGE (Brian Grace)
Request: Approval of the Parker Creek Ranch Phase II plat, composed of 119 lots on 32.84 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - with Preliminary Plan:** [C8-99-0023.3A - Summit on Eck Lane Lot 4](#)
Location: Eck Lane, Lake Travis Watershed
Owner/Applicant: William Bradford Cummins
Agent: Miller Gray Engineering (Dale Gray)
Request: Approval of Summit on Eck Lane Lot 4 composed of 1 lot on 3.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - with Preliminary Plan:** [C8-99-0023.4A - Summit on Eck Lane Lot 5](#)
Location: Eck Lane, Lake Travis Watershed
Owner/Applicant: William Bradford Cummins
Agent: Miller Gray Engineering (Dale Gray)
Request: Approval of Summit on Eck Lane Lot 5 composed of 1 lot on 3.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

24. **Final Plat - with Preliminary Plan:** [C8J-2018-0102.2A - Wolf Creek Subdivision \(Withdraw / Resubmittal of C8J-2015-0143.1A\)](#)
Location: 7905 Wolf Lane, Dry Creek East Watershed
Owner/Applicant: Silvermine Partners, LLC (Robert McDonald III)
Agent: Vigil & Associates (Herman Vigil)
Request: Approval of Wolf Creek Subdivision (Withdraw / Resubmittal C8J-2015-0143.1A) composed of 153 lots on 138.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Preliminary Plan:** [C8-2018-0101 - Fort Dessau West; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Ruth Maty Mullenax
Agent: LandDev Consulting, LLC (William Taylor)
Request: Approval of the Fort Dessau West plat, composed of 149 lots on 57.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. ITEMS FROM THE COMMISSION

1. **Capital Metro Interlocal Agreements**
Discussion and possible action on recommendation(s) regarding interlocal agreements between Capital Metro and City of Austin. Co-Sponsors: Commissioner King; Commissioner Aguirre
2. **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
3. **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
4. **Annual Internal Review**
Discussion and possible action regarding Annual Internal Review. Co-Sponsors: Chair Kiolbassa; Vice-Chair Duncan
5. **Planned Unit Development Schedule**
Discussion regarding schedule of upcoming planned unit developments including Circuit of the Americas and Camelback. Co-sponsors: Commissioner Evans; Commissioner Lavani

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.

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	