



Zoning & Platting Commission

August 7, 2018 at 6:00 P.M.

City Hall - Board and Commissions Room

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 17, 2018.

Facilitator: **Anaiah Johnson**, 512-974-3404

Attorney: **Alecia Mosadomi**, 512-974-2370

C. PUBLIC HEARINGS

- 1. Preliminary Plan & Variance:** [**C8J-2016-0228 - Live Oak Springs Preliminary Plan**](#)

Location: 9406 Morninghill Drive, Slaughter Creek Watershed-Barton Springs Zone

Owner/Applicant: David Knapp

Agent: Land Strategies, Paul Linehan

Request: The request is for the approval of a preliminary plan with 91 lots (83 single-family lots) and associated right-of-way on 164 acres. The applicant also requests a variance from Section 30-5-262(B)(1) of the Land Development Code for a Critical Water Quality Zone street crossing.

Staff Rec.: **Variance not recommend by staff. Preliminary Plan recommended subject to Commission approval of associated variance request.**

Staff: [Don Perryman](#), 512-974-2786
Development Services Department
[Atha Phillips](#), 974-6303,
Watershed Protection Department
- 2. Site Plan - Environmental Variance Only:** [**SP-2016-0330C - 1300 Dittmar; District 5**](#)

Location: 1322 West Dittmar Road, South Boggy Creek / Williamson Creek Watersheds

Owner/Applicant: SDC Dittmar LLC

Agent: KBGE (Gabe Bruehl P.E.)

Request: A variance to allow the construction of a private drive across the Critical Water Quality Zone (LDC Sec. 25-8-261)

Staff Rec.: **Recommended**

Staff: [Mike McDougal](#), 512-974-6380
Development Services Department
[Nikki Hoelter](#), 512-974-2863
Development Services Department
- 3. Preliminary Plan with Variance:** [**C8-2017-0241 - Gene Taylor Tract Preliminary Plan**](#)

Location: S O Connor & Northbound State Highway 45, Lake Creek Watershed

Owner/Applicant: Robinson Land LTD Partners Et al / Lewis Woods, LLC

Agent: Lewis Woods, LLC (Barrett Wood)

Request: Approval of the preliminary plan composed of 5 lots on 32.45 acres, with a variance request from Section 25-4-33 for a Balance of Tract.

Staff Rec.: **Recommended**

Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

4. **Preliminary Plan:** [C8-2017-0307 - The Vistas of Austin; District 2](#)
Location: 1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
Agent: BGE, Inc. (Jacob Kondo)
Request: Request approval of a preliminary plan comprised of 562 lots (550 single family, 5 open space, 5 water quality and 2 park lots) on 125.37 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
5. **Preliminary Plan:** [C8J-2017-0069 - Indian Hills Corporate Park](#)
Location: 12101 Decker Lake Road, Decker Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills TX, LF (D. Gilleland)
Agent: Big Red Dog Eng. (R. DeCamps)
Request: The request is for the approval of a preliminary plan for commercial uses for 2 lots on 9.2 acres.
Staff Rec.: **Recommended**
Staff: [Joe L. Arriaga](#), 512-854-7562
Travis Count/City Austin Single Office
6. **Final Plat with Preliminary:** [C8-2017-0189.6A - Pioneer Hill Section 4; District 1](#)
Location: Dessau Road & Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Pape-Dawson Engineers
Request: To approve a final plat consisting of 152 lots (147 single-family) on 26.47 acres.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
7. **Resubdivision:** [C8-2017-0058.0A - Triple R Ranchettes](#)
Location: 1250 & 1420 South Turnersville Road, Plum Creek Watershed
Owner/Applicant: Victoriano Jr, Imelda & Lawrence Canales, and Pablo & Claudia Hernandez
Agent: Landmark Surveying (Eleuterio Leos)
Request: Approval of the Resubdivision of Lot 15, Triple R Ranchettes, comprised of four lots on 12.3 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

8. **Site Plan - Conditional Use:** [SPC-2018-0198A.SH - Waterloo Terrace; District 7](#)
Location: 12190 N Mopac Expressway, Walnut Creek Watershed
Owner/Applicant: Daniel and Kathy Baird
Agent: Civiltude LLC (Eyad Kasemi)
Request: The approval of a congregate living facility on a 2.5 acre site.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
Development Services Department
9. **Rezoning:** [C14-2018-0069 - South Bluff Park; District 2](#)
Location: 7309 South IH-35 Service Road Northbound, South Boggy Creek Watershed
Owner/Applicant: Bennett Realty Group, Inc. (Delbert C. Bennett)
Agent: Mathias Company (Richard Mathias)
Request: CS-CO to CS-CO, to change the Conditional Overlay
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
10. **Rezoning:** [C14-2016-0094 - Parmer Village; District 7](#)
Location: 800 East Parmer Lane, Walnut Creek Watershed, Harris Branch Watershed
Owner/Applicant: Austin Ly & Nguyen, LP (Kevin Nguyen)
Agent: Tri-County Consultants (Phillip Duprey)
Request: GR to GR-MU
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
11. **Restrictive Covenant Amendment:** [C14-2007-0087\(RCA\) - Parmer Village RCA; District 7](#)
Location: 800 East Parmer Lane, Walnut Creek Watershed, Harris Branch Watershed
Owner/Applicant: Austin Ly & Nguyen, LP (Kevin Nguyen)
Agent: Tri-County Consultants (Phillip Duprey)
Request: To amend a restrictive covenant to remove conditions in paragraphs 1 and 3
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

- 12. Zoning:** [C14-2018-0073 - Hymeadow Office Park; District 6](#)
Location: 12343 and 12401 Hymeadow Drive, Lake Creek Watershed
Owner/Applicant: Hymeadow Office Park Condominium Association, Inc. (Gilbert Adamek and Janet Rusk-Adamek), North Creek Partners, LP, Ascha Holding, LLC
Agent: Liddiard Real Estate, Inc. (Brian Liddiard)
Request: I-SF-2 to LO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 13. Rezoning:** [C14-2018-0048 - 3503 Oak Creek Drive Rezoning; District 7](#)
Location: 3505 Oak Creek Drive, Walnut Creek Watershed
Owner/Applicant: Rodney and Marian Chervenka
Agent: Thrower Design (A. Ron Thrower)
Request: SF-2 to SF-6
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 14. Rezoning:** [C14-2018-0076 - Sam's Auto Shop, Part 2; District 6](#)
Location: 11815 Buckner Road, Lake Travis Watershed
Owner/Applicant: Samar Siavach and Famoori-Sheshdeh Nooshin
Agent: City of Austin-Planning and Zoning Department (Sherri Sirwaitis)
Request: SF-2, GR to GR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 15. 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-CO
Staff Rec.: **Recommendation of LR**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 16. Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, 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 September 18, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

17. **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 September 18, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
18. **Final Plat - Previously Unplatted:** [C8-2017-0147 - Cantarra 1 North Section 6 & 7; District 1](#)
Location: 13641 Cantarra Drive, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas
Agent: BGE, Inc. (Chris Rawls)
Request: Approval of the Cantarra 1 North Sections 6 & 7 composed of 151 lots on 27.25 acres
Staff Rec.: **Disapproval**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
19. **Final Plat:** [C8-2018-0110.0A - Double Creek Subdivision, Section 2; District 5](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Stillwater South Austin Land, LLC (Brandon Easterling)
Agent: Jones and Carter, Inc. (Gemsong Ryan, P.E)
Request: Approval of Double Creek Subdivision, Section 2 composed of 3 lots on 35.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat with Preliminary:** [C8-2017-0076.2A - East Parke; District 1](#)
Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
Agent: Gray Engineering, Inc. (Scott Maham)
Request: Approval of East Parke composed of 130 lots on 37.46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Preliminary Plan:** [C8J-2018-0105 - Easton Park Section 3A Preliminary Plan; District 2](#)
Location: 6400-6510 Colton Bluff Springs Road, North Fork Dry Creek Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 3A Preliminary Plan composed of 283 lots on 83.93 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

22. **Final Plat - Previously Unplatted:** [C8-2018-0120.0A - ExecuTesla; District 2](#)
Location: 2705 East State Highway 71 Service Road Westbound, Colorado River Watershed
Owner/Applicant: ExecuTesla LLC
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the ExecuTesla Final Plat composed of 1 lot on 0.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - Resubdivision:** [C8J-2018-0111.0A - Flores-Melchor-Amoro Subdivision](#)
Location: 2701 Bliss Spillar Road, Bear Creek Watershed
Owner/Applicant: Eduardo Flores; Jose Luis Melchor
Agent: LOC Consultants (Sergio Lozano Sanchez P.E.)
Request: Approval of the Flores-Melchor-Amoro Subdivision Final Plat composed of 5 lots on 10.93 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat - Resubdivision:** [C8-2018-0113.0A - Jourdan Crossing Phase C Section 2, Resubdivision of Lot 1 Block A; District 1](#)
Location: 12100 Samsung Boulevard, Harris Branch Watershed
Owner/Applicant: SAMSUNG AUSTIN SEMICONDUCTOR LLC
Agent: 2P CONSULTANTS (David Urban)
Request: Approval of the Jourdan Crossing Phase C Section 2, Resubdivision of Lot 1 Block A Final Plat composed of 1 lot on 180.92 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat - Amended Plat:** [C8-2018-0107.0A - King Village, Section 2, Part 1 Amended Plat of Lots, 54, 55, 76, 77; District 7](#)
Location: 2711 Daisy Drive, Walnut Creek Watershed
Owner/Applicant: Jon P. Trial
Agent: Thompson Land Engineering (Mark Roeder)
Request: Approval of the King Village, Section 2, Part 1 Amended Plat of Lots, 54, 55, 76, 77, composed of 1 lot on 1.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

26. **Preliminary Plan:** [C8-2018-0109 - Oaks at Slaughter Preliminary Plan; District 2](#)
Location: 8400-8515 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: HEB Grocery Company, LP (Jared O'Brien); SOCO 35 Retail LTD
Agent: Stantec Consulting Services Inc. (Ryan Taylor)
Request: Approval of the Oaks at Slaughter Preliminary Plan composed of 10 lots on 18.96 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat:** [C8-2018-0115.0A - QuickTrip #4145; District 1](#)
Location: 9401 Dessau Rd, Walnut Creek Watershed
Owner/Applicant: FARAHANI FAMILY LLC
Agent: Jones Carter (Joseph York)
Request: Approval of QuickTrip #4145 composed of 2 lots on 6.57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
28. **Final Plat - Resubdivision:** [C8-2017-0158 - Replat of Lot 1 LY & Nguyen Subdivision; District 7](#)
Location: 800 E Parmer Ln, Walnut Creek Watershed
Owner/Applicant: AUSTIN LY & NGUYEN LP
Agent: Way Consulting Engineers, Inc. (Way Atmadja)
Request: Approval of Replat of Lot 1 LY & Nguyen Subdivision composed of 2 lots on 18.982 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
29. **Final Plat with Preliminary:** [C8J-2008-0176.01.7A - Sun Chase South Section 7 Final Plat; District 2](#)
Location: 7312 Sun Chase Parkway, Dry Creek East Watershed
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Sun Chase South Section 7 Final Plat composed of 87 lots on 25.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
30. **Final Plat - Resubdivision:** [C8-2018-0112.0A - Thousand Oaks](#)
Location: 565 Thousand Oaks Drive, Cedar Creek Watershed
Owner/Applicant: Thousand Oaks Ventures LLC
Agent: ATX Permit and Consulting LLC (Lila Nelson)
Request: Approval of the Thousand Oaks plat, composed of 4 lots on 10 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

D. NEW BUSINESS

1. [Austin Water Capital Improvement Projects](#)

Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan.

Staff: [Christina Romero](#), Financial Manager II, Austin Water. 512-972-0122

2. [Floodplain Regulations Code Amendment Initiation](#)

Discussion and recommendation of an amendment to Title 25 of the City Code regarding floodplain regulations.

Staff: [Kevin Shunk](#), 512-974-9176

Watershed Protection Department

E. 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. [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

F. JOINT COMMITTEE NOMINATIONS

1. [Code and Ordinances Joint Committee](#)

Discussion and nomination of a member of the Zoning and Platting Commission to be recommended to Council for the purpose of serving on the Code and Ordinances Joint Committee

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

G. 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.

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.

Facilitator: [Anaiah Johnson](#), 512-974-3404

Attorney: [Alecia Mosadomi](#), 512-974-2370

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	