



Zoning & Platting Commission
September 18, 2018 at 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

AGENDA

Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Dustin Breithaupt
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans

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 September 4, 2018.

C. PUBLIC HEARINGS

- 1. Final Plat:** [C8J-2012-0095.4A - The Hills of Bear Creek, Lot 23, Block G](#)
Location: 2101 West FM 1626 Road, Bear Creek Watershed
Owner/Applicant: Martha Johnson
Agent: Chris McComb, Engineer
Request: Request approval of a final plat, The Hills of Bear Creek, Lot 23, Block G comprised of 1 commercial lot on 4.64 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/City of Austin
- 2. Final Plat:** [C8J-2017-0072.1A - Ross Road \(Small Lot Subdivision\)](#)
Location: Heine Farm Road, Colorado River Watershed
Owner/Applicant: L. C. Berger Family Partners (Debra Shaw)
Agent: Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)
Request: Request approval of a final plat, Ross Road (Small Lot Subdivision) comprised of 200 single family lots (small lot subdivision) on 53.00 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/City of Austin
- 3. Final Plat:** [C8-2017-0147.1A - Cantarra 1 North, Section 5](#)
Location: 4608 East Howard Lane, Gilliland Creek Watershed
Owner/Applicant: Continenal Homes of Texas, LP (Ian Cude)
Agent: BGE, Inc. (Jacob Kondo)
Request: Request approval of Cantarra 1 North, Section 5, a final plat comprised of 67 lots on 21.01 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department
- 4. Preliminary Plan:** [C8-2017-0253 - Chapman Estates Preliminary Plan; District 1](#)
Location: Between Old Manor Road and Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: KDKB LLC. (Kanton Labaj)
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of the Chapman Estates Preliminary Plan consisting of 87 single-family residential lots on 37.7 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: Katie Wettick, 512-974-3529

Attorney: Brent Lloyd, 512-974-2974

5. **Final Plat with Preliminary:** [C8-2017-0253.1A - Chapman Estates Final Plat; District 1](#)
Location: Between Old Manor Road and Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: KDKB LLC. (Kanton Labaj)
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of the Chapman Estates final plat consisting of 87 single-family residential lots on 37.7 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
6. **Final Plat without Preliminary:** [C8-2017-0136.0A.SH - Goodnight Ranch Phase Two Section One; District 2](#)
Location: 9509 Old Lockhart Road, Onion Creek Watershed
Owner/Applicant: MVE Venture LTD (Dean Goodnight)
Agent: LandDev Consulting, LLC (Lawrence Hanrahan)
Request: Approve the subdivision of 13.016 acres into one lot.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
7. **Rezoning:** [C14-2018-0089 - 1905 Keilbar; District 5](#)
Location: 1905 Keilbar Lane, Williamson Creek / South Boggy Creek Watersheds
Owner/Applicant: 1905 Keilbar LLC (Michael Winningham)
Request: DR to SF-6
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
8. **Zoning:** [C14-2018-0083 - A Star Signs & Printing; District 1](#)
Location: 12311 Dessau Road, Harris Branch Watershed
Owner/Applicant: A Star Signs and Printing LLC (Hoang Vu)
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: I-SF-2 to CS-CO
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
9. **Rezoning:** [C14-2018-0043 - Belmont Apartments; District 1](#)
Location: 9100 Brown Lane, Little Walnut Creek Watershed
Owner/Applicant: LDG Development, LLC (Justin Hartz)
Agent: Costello, Inc. (Steven Buffum)
Request: LI to CS-MU
Staff Rec.: **Staff recommendation of CS-MU on Tract 1, CS on Tract 2**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: Katie Wettick, 512-974-3529

Attorney: Brent Lloyd, 512-974-2974

10. **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.: **Pending; Staff postponement request to October 16, 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, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: DR and SF-2 to SF-4A and GR
Staff Rec.: **Pending; Staff postponement request to October 16, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
12. **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 October 16, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
13. **Rezoning:** [C14-2018-0092 - 11900 Buckner Road; District 6](#)
Location: 11900 Buckner Road, Lake Travis Watershed
Owner/Applicant: Budget Leasing, Inc. (David Stein)
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: SF-6-CO to GR-MU for Tract 1 and LO-MU for Tract 2
Staff Rec.: **Pending; Staff postponement request to October 2, 2018**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
14. **Final Plat:** [C8J-2018-0148.0A - Wells Branch Phase O, Section 2](#)
Location: 2113 W. Wells Branch Parkway, Walnut Creek Watershed
Owner/Applicant: Wells Branch Piazza LP Danley Properties
Agent: Permit Partners, LLC (Jennifer Hanien)
Request: Approval of the Wells Branch Phase O, Section 2 composed of 2 lots on 1.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: Katie Wettick, 512-974-3529

Attorney: Brent Lloyd, 512-974-2974

15. **Final Plat - Resubdivision:** [C8-2018-0149.0A - Haven at New Tech; District 1](#)
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed
Owner/Applicant: Haven at Tech Ridge, LLC (David Kulkarni) / HIGH POINTE FELLOWSHIP
Agent: Big Red Dog Engineering / Consulting (Kendall Hackney)
Request: Approval of the Haven at New Tech Final Plat composed of 1 lot on 18.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Amended Plat:** [C8J-2018-0145.0A - Pearson Business Center, Amended Plat of Lot 1 and Lot 2, Block A](#)
Location: 15916 Bratton Lane, Gilliland 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 1 lot on 11.63 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - with Preliminary:** [C8-2018-0146.1A - 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 Fort Dessau West composed of 149 lots on 57.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Preliminary Plan:** [C8-2018-0146 - Fort Dessau West; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Ruth Mullenax
Agent: LandDev Consulting, LLC (William Taylor)
Request: Approval of Fort Dessau West 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. Revision of the Austin Land Development Code

Discussion and possible action regarding matters related to any proposed project to revise the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

3. 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](#) (Commissioners: Breithaupt, Denkler and Greenberg)

[Comprehensive Plan Joint Committee](#) (Commissioners: Aguirre, Evans and Lavani)

[Small Area Planning Joint Committee](#) (Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

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	