



Zoning & Platting Commission

October 2, 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 18, 2018.

Facilitator: Natalia Rodriguez, 512-974-3099

Attorney: Alecia Mosadomi, 512-974-2370

C. PUBLIC HEARINGS

- 1. 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
- 2. Final Plat:** [C8-2017-5000.1A - Cantarra II, Phase 3; District 1](#)
Location: 4608 E Howard Lane, Gilliland Creek Watershed
Owner/Applicant: Continenal Homes of Texas, LP (Ian Cude)
Agent: BGE, Inc. (Jacob Kondo)
Request: Request approval of Cantarra II, Phase 3, a final plat comprised of 102 lot on 22.92 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 3. Resubdivision:** [C8J-2018-0004.0A - Fifth Generation Resubdivision](#)
Location: 12101 Moore Rd., Dry Creek East Watershed
Owner/Applicant: Fifth Generation, Inc. (Bert B. Beveridge, II)
Agent: Stantec (Nicholas Brown)
Request: Approval of the Fifth Generation Resubdivision Final Plat consisting of 1 commercial lot on 75.95 acres.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office
- 4. Site Plan Extension:** [SP-99-0172B\(XT5\) - Waterfront Marina Condominiums XT5; District 10](#)
Location: 4408 Long Champ Drive, St. Stephens Creek Watershed; Lake Austin Watershed
Owner/Applicant: Charles Christ
Agent: MFH Engineering (Martha Magnum)
Request: Approval of a 5-year extension to the approved site plan from July 27, 2018, to July 27, 2023.
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Facilitator: Natalia Rodriguez, 512-974-3099

Attorney: Alecia Mosadomi, 512-974-2370

5. **Site Plan - Compatibility Waiver:** [SP-2018-0155C - Risher Martin Office; District 10](#)
Location: 3904 Medical Parkway, Waller Creek Watershed
Owner/Applicant: Bobby Engelke
Agent: Thrower Design (Ron Thrower)
Request: Approval of a compatibility waiver to allow encroachment in the compatibility setback
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
Development Services Department
6. **Resubdivision:** [C8-2017-2001.0A - Parke 27 Resubdivision of Lot 1, Block A; District 6](#)
Location: North F.M. 620, Lake Travis Watershed
Owner/Applicant: FP Properties (Shay Rathburn)
Agent: LJA Engineering & Surveying, Inc. (Alex Clarke)
Request: Request approval of a a resubdivision of 1 lot into 10 lots on 27.18 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
7. **Site Plan - Environmental Variance only:** [SP-2017-0279D - Island Cove Boat Dock](#)
Location: 4409 Island Cove, Lake Austin Watershed
Owner/Applicant: Bill and Tracey Marshall
Agent: Permit Partners (David Cancialosi)
Request: Approval of fill in the lake, cut over 4 feet and fill over 4 feet
Staff Rec.: **Not Recommended**
Staff: [Atha Phillips](#), 512-974-2132
Watershed Protection Department
8. **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; Postponement request by Staff to October 16, 2018.**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

9. **Rezoning:** [C14-2018-0079 - 11713 Jollyville Rd; District 10](#)
Location: 11713 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Asian American Cultural Center, LLC (Amy Wong Mok)
Request: LO to GR-MU
Staff Rec.: **Recommendation of GO-MU-CO zoning**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
10. **Rezoning:** [C14-2018-0097 - South Chisholm Professional Offices; District 5](#)
Location: 9401 South Chisholm Trail, Slaughter Creek Watershed
Owner/Applicant: Mario Solis
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to LO-MU-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
11. **Rezoning:** [C814-86-023.01 - Camelback PUD; District 10](#)
Location: 6507 Bridge Point Parkway, Coldwater Creek Watershed; Lake Austin Watershed
Owner/Applicant: Loop 360 Land LP (Jonathan Coon)
Agent: McClean & Howard, L.L.P. (Jeffrey S. Howard)
Request: PUD to PUD, to amend a previously approved land use plan, allowable uses and site development regulations
Staff Rec.: **Recommended with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
12. **Final Plat - Resubdivision:** [C8J-2018-0153.0A - South Forks Estates Lot 4A Resubdivision](#)
Location: 8013 South FM 973 Road, Colorado River Watershed
Owner/Applicant: Esther E. Mendez
Agent: ATX Construction Group (Ramon Duran)
Request: Approval of the South Forks Estates Lot 4A Resubdivision Final Plat composed of 2 lots on 5.04 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Resubdivision:** [C8J-2018-0154.0A - Bull Creek Divide](#)
Location: 7304 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Bull Creek Divide LLC (Joel Hurt)
Agent: McIntyre & McIntyre, Inc. (John N. McIntyre, P.E.)
Request: Approval of the Bull Creek Divide Final Plat composed of 4 lots on 18.55 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. **Final Plat with Preliminary:** [C8J-2013-0089.01.1A - McCormick Ranch on Lake Austin; District 6](#)
Location: Selma Hughes Park Road, Lake Austin Austin
Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
Agent: Texas Engineering Solutions (Connor J Overby)
Request: Approval of the McCormick Ranch on Lake Austin Final Plat composed of 4 lots on 115.63 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Preliminary Plan:** [C8J-2018-0151 - Whisper Valley, Village 1 - Phases 3 & 4; District 1](#)
Location: 9501 North FM 973 Road, Gilliland Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills, TX LP (Douglas Gilliland)
Agent: LanDev Consulting, LLC (Judd T. Willman)
Request: Approval of Whisper Valley, Village 1 - Phases 3 & 4 composed of 390 lots on 112.65 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2018-0109.1A - Oaks at Slaughter; District 2](#)
Location: 8409 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: SOCO 35 Retail LTD
Agent: Stantec Consulting Services Inc. (Ryan Taylor)
Request: Approval of Oaks at Slaughter composed of 10 lots on 18.76 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat:** [C8-2018-0159.0A - The Circle at Nelms Subdivision; District 2](#)
Location: 6200 Bluff Springs Road, Williamson Creek Watershed
Owner/Applicant: The Circle at Nelms LLC
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of The Circle at Nelms Subdivision composed of 1 lot on 1.78 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Preliminary Plan:** [C8J-2013-0089.01 - McCormick Ranch on Lake Austin](#)
Location: Selma Hughes Park Road, Lake Austin Watershed
Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
Agent: Texas Engineering Solutions (Connor J. Overby)
Request: Approval of the McCormick Ranch on Lake Austin composed of 132 lots on 211.66 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

19. **Final Plat - Resubdivision:** [C8J-2018-0156.0A - Easton Park Section 1B; Resubdivision of Lot 4A; District 2](#)
Location: 7514-1/2 Colton Bluff Springs, Dry Creek North Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 1B; Resubdivision of Lot 4A composed of 5 lots on 25.43 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Preliminary Plan:** [C8J-2018-0160 - Bratton II - Preliminary Plan](#)
Location: 15720 Bratton Lane, Walnut Creek Watershed
Owner/Applicant: Bratton Lane Industrial Center LLC (Robert Myer)
Agent: LJA Engineering & Surveying, Inc. (Jeremy Reyes)
Request: Approval of Bratton II - Preliminary Plan composed of 2 lots on 20.55 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat with Preliminary:** [C8J-2018-0160.1A - Bratton II -Final Plat](#)
Location: 15720 Bratton Lane, Walnut Creek Watershed
Owner/Applicant: Bratton Lane Industrial Center LLC (Robert Myer)
Agent: LJA Engineering & Surveying, Inc. (Jeremy Reyes)
Request: Approval of the Bratton II Final Plat composed of 2 lots on 20.55 acres
Staff Rec.: **Disapproval**

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

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	