



Zoning & Platting Commission

October 16, 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 October 2, 2018.

C. PUBLIC HEARINGS

- 1. Final Plat with Preliminary Plan:** **C8J-2017-0069.1A - Indian Hills Corporate Park - Final Plat**
Location: Decker Lake Road/SH130, Decker Creek Watershed
Owner/Applicant: Club Deal 116 (Douglas Gilliland)
Agent: Red Dog Engineering (R. DeCamps)
Request: Approval of a final plat consisting of 2 commercial lots on 9.26 acres.
Staff Rec.: **Recommended**
Staff: Jose Luis Arriaga, Supervisor, 512-854-7562, Single Office: Travis County/City of Austin
- 2. Final Plat with Preliminary Plan:** **C8J-2016-0163.2A - Whisper Valley, Village 1, Phase 2 Final Plat**
Location: E. Braker Lane at Petrichor Blvd., Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 (Doug Gilliland/Adam Moore)
Agent: LandDev Consulting, LLC (Judd Williams)
Request: Approval of the Whisper Valley, Village 1, Phase 2 final plat, comprised of 283 lots on 54.55 acres.
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637
Single Office - Travis County -TNR - Development Services Division
- 3. Site Plan:** **SPC-2018-0031C - Champion Tract 1C Site Plan Improvements; District 10**
Location: 6500 FM 2222 Road, West Bull Creek Watershed
Owner/Applicant: Champion Assets, LTD (Clark Meier), and Champion-Meier Assets, LTD (Clark Meier)
Agent: LJA Engineering, Inc. (Joseph Longaro)
Request: Approval of a Convenience Storage development subject to Hill Country Roadway requirements (as modified by the Champions Tract Settlement Agreement)
Staff Rec.: **NA; To be renotified.**
Staff: Anaiah Johnson, 512-974-2932
Development Services Department
- 4. Final Plat Resubdivision:** **C8-2018-0059.0A - Dessau Business Park Section Two Resubdivision of Lot 2; District 1**
Location: 13400 Immanuel Road; Harris Branch Watershed
Owner/Applicant: MJ Incorporated (Mike Jeter)
Agent: PSCE (Mirza Baig)
Request: Approval of the Dessau Business Park Section Two Resubdivision of Lot 2 composed of 2 lots on 5.74 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786
Development Services Department

5. **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 November 6, 2018**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0046 - 4001 W Parmer Lane; District 7](#)
Location: 4001 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 4001 Creative Offices, LLC (Ellis Winstanley)
Agent: Texas Design Interests, LLC (Carey Bresler)
Request: GR-CO to GR-MU
Staff Rec.: **Pending; Indefinite postponement request by Staff.**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0077 - Damac Commercial; District 1](#)
Location: 7712 FM 969, Walnut Creek Watershed
Owner/Applicant: Damac Real Estate Investment Group (Saqib Ali)
Agent: Ausland Architects (Kennedy Whiteley)
Request: Tract 1: GR-MU; Tract 2: SF-6
Staff Rec.: **Staff Recommendation of Tract 1: LR-MU; Tract 2: SF-6**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
8. **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 November 20, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
9. **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 November 20, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

- 10. 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 November 20, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 11. Preliminary Plan:** [C8-2018-0165 - Cascades at Onion Creek East Preliminary Plan; District 5](#)
Location: 11601 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Onion Associates LTD
Agent: LJA Engineering, Inc. (Jeremy Reyes)
Request: Approval of Cascades at Onion Creek East Preliminary Plan composed of 459 lots on 117.1 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Preliminary Plan:** [C8J-2018-0163 - Winding Trails Subdivision, Phase III](#)
Location: 7735 North FM 973 Road, Decker Creek Watershed
Owner/Applicant: Decker Lake LLC (James Drapela)
Agent: Mathias Company (Richard Mathias)
Request: Approval of Winding Trails Subdivision, Phase III composed of 72 lots on 127.469 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2018-0171.SH; District 2 - Goodnight Ranch Phase Two-East](#)
Location: 9308 Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)
Agent: LandDev Consulting, LLC (Lawrence Hanrahan)
Request: Approval of Goodnight Ranch Phase Two-East composed of 271 lots on 88.51 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Amended Plat:** [C8-2018-0168.0A - Wells Point Commercial Section 7 Amended Plat; District 7](#)
Location: 1009 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: AI Industries (David Robinsion)
Agent: Masterplan (Karen Wunsch)
Request: Approval of the Wells Point Commercial Section 7 Amended Plat composed of 1 lot on 3.349 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 15. Preliminary Plan:** [C8J-2018-0167 - Addison Section 5](#)
Location: 8400 Dee Gabriel Collins Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
Agent: Kitchen Table Civil Solutions (Jonathan Fleming)
Request: Approval of the Addison Section 5 Preliminary Plan composed of 144 lots on 23.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat - without Preliminary:** [C8J-2018-0170.0A - Fifth Generation Blocker Lane Addition](#)
Location: 9032-1/2 Blocker Lane, Dry Creek East Watershed
Owner/Applicant: Fifth Generation, Inc. (Bert Tito Beveridge)
Agent: LJA Engineering, Inc. (Paul Viktorin)
Request: Approval of the Fifth Generation Blocker Lane Addition Final Plat composed of 1 lot on 42.14 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. **Annual Internal Review**
Discussion and possible action regarding the annual internal review. 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.