



## **Zoning & Platting Commission**

**November 6, 2018 at 6:00 P.M.**

City Hall – Council Chambers

301 W. 2<sup>nd</sup> 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 23, 2018.

Facilitator: Cesar Zavala, 512-974-3404

Attorney: Lee Simmons, 512-974-2107

## C. PUBLIC HEARINGS

- 1. Site Plan - Hill Country Roadway:** [\*\*SPC-2017-0372C - Parke 27 Site Plan Improvements\*\*](#)  
Location: 7710 N FM 620 Road, Lake Travis / Bull Creek Watersheds  
Owner/Applicant: The Ferber Company  
Agent: LJA Engineering (Alex Clarke P.E.)  
Request: Request approval of a Hill Country Roadway Site Plan.  
Staff Rec.: **Recommended**  
Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department
- 2. 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 two 3-story convenience storage buildings and a 1-story leasing office with associated improvements on a Hill Country Roadway with development bonuses and variances from the Hill Country Roadway regulations (Land Development Code § 25-2, Subchapter C, Article 11).  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department
- 3. Site Plan - Hill Country Roadway, Environmental Variance:** [\*\*SPC-2017-0513C - Holdsworth Center; District 10\*\*](#)  
Location: 4907 FM 2222 Road, Lake Austin Watershed  
Owner/Applicant: Holdsworth Center for Excellence in Education Leadership, LLP  
Agent: Stantec (Dwayne Shoppa)  
Request: Approval for construction in Low Intensity Hill Country Roadway Overlay, RM 2222, and approval of an environmental variance for cut/fill.  
Staff Rec.: **Recommended**  
Staff: [Jonathan Davila](#), 512-974-2414  
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Lee Simmons](#), 512-974-2107

4. **Site Plan - Environmental Variance Only:** [SP-2018-0320DS - 3919 Westlake Drive; District 10](#)  
Location: 3919 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Kathryn O'Conner  
Agent: Lake Austin Boat Dock and Shoreline Permits (Rick Rasberry)  
Request: Request to allow the construction of a boat dock within a 150 foot Critical Environmental Feature buffer.  
Staff Rec.: **Recommended**  
Staff: [Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department
5. **Preliminary Plan:** [C8-2017-0158 - Ly & Nguyen Subdivision; Resubdivision of Lot 1](#)  
Location: 2901 Harris Ridge & Parmer Lane, Walnut Creek / Harris Branch Watersheds  
Owner/Applicant: Austin Ly & Nguyen, L.P.  
Agent: Way Consulting Engineering, Inc. (Way Atmadja, P.E.)  
Request: Approval of the preliminary plan composed of 4 lots on 17.26 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
6. **Preliminary Plan:** [C8J-2017-0235 - Bella Fortuna](#)  
Location: Approximately 13300 Bradshaw Road, Onion Creek Watershed  
Owner/Applicant: Natural Development Austin, LLC (Eric Willis)  
Agent: Doucet & Associates (Davood Salek)  
Request: Approval of the Bella Fortuna Preliminary Plan consisting of 491 lots and proposed right of way on 158.20 acres.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office: Travis County/City of Austin
7. **Preliminary Plan:** [C8-2017-0193 - EastVillage; District 1](#)  
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North LLC (Gordon Reger)  
Agent: LJA Engineering, Inc. (Walter Hoysa)  
Request: Approve a subdivision preliminary plan for 17 lots and new right-of-way on 274.98 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Lee Simmons](#), 512-974-2107

8. **Preliminary Plan:** [C8-2017-0154 - Interport 2; District 2](#)  
Location: 3101 Falwell Lane, Colorado River Watershed  
Owner/Applicant: GRCE/TX Austin Master LLC (Joseph Goveia)  
Agent: Urban Design Group (Bryan Runyan)  
Request: Approve a subdivision preliminary plan for 24 lots and new right of way on 229.69 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
9. **Final Plat out of a Preliminary Plan:** [C8J-2016-0248.1A - Timmerman Phase 1](#)  
Location: North F.M. 1825 & Grand Avenue Parkway, Rattan Creek Watershed  
Owner/Applicant: KB Homes Lone Star Inc. (John Zinsmeyer)  
Agent: Carlson, Brigrance & Doering, Inc. (Lee Whited, P.E.)  
Request: Approval of the Timmerman Phase 1 final plat composed of 176 lots on 44.633 acres  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
10. **Final Plat out of a Preliminary Plan:** [C8J-2013-0236.01.2A - Prado Ranch Phase 3](#)  
Location: Adobe Walls Way, Colorado River Watershed  
Owner/Applicant: Project Royal, L.P. (Steven Porath)  
Agent: Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)  
Request: Approval of Prado Ranch Phase 3 A Small Lot Subdivision consisting of 115 lots and proposed right of way on 19.56 acres.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office: Travis County/City of Austin
11. **Final Plat out of a Preliminary Plan:** [C8-2016-0127.1A - Gracy Woods; District 7](#)  
Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed  
Owner/Applicant: Sycamore Court LLC (Wesley Peoples)  
Agent: Texas Engineering Solutions (Mark Zupan)  
Request: Request approval of Gracy Woods, a residential subdivision comprised of 26 lots on 5.51 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Lee Simmons](#), 512-974-2107

12. **Final Without Preliminary Plan:** [C8J-2018-0011.0A - Oak Crest Expansion - Final Plat](#)  
Location: Daffan Road, Decker Creek Watershed  
Owner/Applicant: Sun Oakcrest II, LLC (John McLaren)  
Agent: Moody Engineering (Josh Henke)  
Request: Approval of a final plat consisting of one commercial lot on 57.32 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), 512-854-7562  
Single Office: Travis County/City of Austin
13. **Resubdivision:** [C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane](#)  
Location: 7513 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes, LLC, (Aaron Levy)  
Agent: Thrower Design (Ron Thrower)  
Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
14. **Resubdivision:** [C8-2017-0298.0A - Frank Stark Subdivision, Resubdivision of a part of Lot 2](#)  
Location: 11912 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: North Austin Muslim Community Center (Mohammad Naeem Jan)  
Agent: Civilitude Engineering (Fayez Kazi)  
Request: Approval of a resubdivision of a portion of a lot into 1 lot on 1.6 acres.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
15. **Resubdivision:** [C8-2017-0294.0A - Resubdivision of Lot 1, Anita Subdivision; District 8](#)  
Location: 1608 Barclay Dive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Adam and Megan Harris  
Agent: Masterplan (Karen Wunsch)  
Request: Approve the resubdivision of one lot with some unplatted land into one lot on 2.26 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Lee Simmons](#), 512-974-2107

- 16. Rezoning:** [C14-2018-0091 - SOCO II; District 2](#)  
Location: 8100, 8102, and 8104 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Chris Clark  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: CS-CO to CS-MU  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 17. Rezoning:** [C14-2018-0131 - The Ridge at Walnut Creek; District 1](#)  
Location: 6020 Springdale Road, Walnut Creek Watershed  
Owner/Applicant: 6020 Springdale Trust (Russell Spillers)  
Agent: Texas Engineering Solutions, LLC (Justin Lange)  
Request: Withdrawn from agenda - notification error  
Staff Rec.: **Not Applicable**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 18. 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: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 19. Rezoning:** [C14-2018-0102 - Pioneer Hill MF-1 Rezoning; District 1](#)  
Location: 10017-1/2 -- 10217 Dessau Road, Little Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas LP  
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
Request: MF-1 to SF-6  
Staff Rec.: **Pending; Postponement request by Staff to December 18, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 20. 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)  
Agent: Armbrust and Brown, PLLC (Michael Whellan)  
Request: LO to GR-MU  
Staff Rec.: **Recommendation of GO-MU-CO zoning**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Lee Simmons](#), 512-974-2107

21. **Final Plat - Previously Unplatted:** [C8J-2018-0179.0A - The Enclave at Sarah's Creek](#)  
Location: 2711 West Pecan Street, Gilleland Creek Watershed  
Owner/Applicant: Blackburn Trust (Christopher Blackburn)  
Agent: LJA Engineering, Inc. (Biran Faltsek)  
Request: Approval of The Enclave at Sarah's Creek Final Plat composed of 1 lot on 6.52 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
22. **Final Plat - Resubdivision:** [C8-2018-0174.0A - Goodnight Ranch Section Nine; District 2](#)  
Location: 8901 Nuckols Crossing Road, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch, LP (Mya Goepp)  
Agent: LandDev Consulting, LLC (Greg Fortman)  
Request: Approval of the Goodnight Ranch Section Nine Final Plat composed of 2 lots on 11.63 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
23. **Final Plat - Resubdivision:** [C8-2018-0180.0A - Lakeshore Addition; District 10](#)  
Location: 3005 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Travis Machen  
Agent: Permit Partners, LLC (Jennifer Hanlen)  
Request: Approval of the Lakeshore Addition Final Plat composed of 2 lots on 2.351 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
24. **Final Plat - with Preliminary:** [C8-2017-0147.3A - Cantarra 1 North Section 8; District 1](#)  
Location: 13641 Cantarra Drive, Gilleland Creek Watershed  
Owner/Applicant: Continental Homes of Texas L.P. (Ian Cude)  
Agent: BGE, Inc. (Chris Rawls)  
Request: Approval of Cantarra 1 North Section 8 Final Plat composed of 130 lots on 20.72 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 25. Prelim Plan:** [C8-2018-0181 - Cascades at Onion Creek West Preliminary Plan; District 5](#)  
Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: Onion Associates, LTD (Carolyn Beckett) & Trifurcate Realty LLC (Craig Dunagan)  
Agent: LJA Engineering & Surveying, Inc. (Jeremy Reyes)  
Request: Approval of Cascades at Onion Creek West Preliminary Plan composed of 6 lots on 98.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 26. Preliminary Plan:** [C8-2018-0172 - Ambition Park; District 1](#)  
Location: 2507-1/2 Ferguson Lane, Walnut Creek Watershed  
Owner/Applicant: Tuscany Park LLC  
Agent: Bryan Acuff  
Request: Approval of Ambition Park composed of 30 lots on 33.014 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 27. Preliminary Plan:** [C8-2018-0176 - Pioneer Hill, Sections 5 & 6 Preliminary Plan](#)  
Location: 1501-1/2 Arborside Drive, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP  
Agent: Terry Reynolds (Pape-Dawson Engineers); Geri Dixon (Pape-Dawson Engineers)  
Request: Approval of Pioneer Hill, Sections 5 & 6 Preliminary Plan composed of 296 lots on 102.42 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 28. Resubdivision:** [C8J-2018-0178.0A - Upper East End II Subdivision](#)  
Location: 2700 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: Saeed Minhas (2700) Howard Lace Investments LLC)  
Agent: Henry Juarez (Southwest Engineers)  
Request: Approval of the Upper East End II Subdivision composed of 281 lots on 88.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department



## **D. ITEMS FROM THE COMMISSION**

### **1. 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. NEW BUSINESS**

### **1. Zoning and Platting Commission Meeting Schedule for 2019**

Discussion and possible adoption of the Zoning and Platting Commission meeting schedule for calendar year 2019.

## **F. 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.*

## **G. 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.

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Lee Simmons](#), 512-974-2107