



Zoning & Platting Commission
September 19, 2017 @ 6:00 P.M.
City Hall – Boards and Commissions Room
301 W. 2nd Street
Austin, TX 78701

AGENDA

Ana Aguirre – Secretary
Dustin Breithaupt
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Yvette Flores

Betsy Greenberg – Parliamentarian
David King
Jolene Kiolbassa – Chair
Sunil Lavani
Stephanie Trinh

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 September 5, 2017.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2017-0110 - 7505 Wynne Ln; District 5](#)
Location: 7505 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: La Picharow, LLC (Glenn Latta)
Agent: Talia Inc. (Hachem Dadouch)
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

2. **Rezoning:** [C14-2017-0067 - Champion Tract 1C; District 10](#)
Location: 6500 FM 2222 Road, Bull Creek Watershed
Owner/Applicant: Champion Meier Assets, Ltd. (Terry Bray)
Agent: Ambrust & Brown, L.L.P. (Richard Suttle)
Request: LR-CO to CS-CO
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

3. **Final Plat with Preliminary Plan:** [C8-06-0232.01.4A - Bellingham Meadows Phase 4](#)
Location: 11801 Farmhaven Rd., Gilleland Creek Watershed
Owner/Applicant: Bellingham Meadows, LLC. (Mehrdad Moayed)
Agent: Lakeside Engineering (Chris Ruiz)
Request: Approval of the final plat out of an approved preliminary plan composed of 98 lots on 14.64 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

4. **Final Plat with Preliminary Plan:** [C8-2017-0011.1A - Parmer Business Park Lot 16](#)
Location: 13011 McCallen Pass, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass LLC
Agent: Stantec Consulting Services
Request: Approval of a 1 lot final out of a preliminary plan for the construction of a private street on 10.99 acres.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

5. **Subdivision** [C8-04-0182.0A\(VAC\) - Savage Subdivision Vacation](#)
Vacation:
Location: Archhill Drive, Bull Creek Watershed
Owner/Applicant: Unity Five Investments (Nasrudding Mahensania)
Agent: Site Specifics (John Hussey)
Request: Approval of the plat vacation composed of 1 lot on 1.017 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
6. **Subdivision** [C8-02-0079.0A\(VAC\) - Spoons Subdivision Vacation](#)
Vacation:
Location: Archhill Drive, Bull Creek Watershed
Owner/Applicant: Unity Five Investments (Nasrudding Mahensania)
Agent: Site Specifics (John Hussey)
Request: Approval of the plat vacation composed of 1 lot on 3.883 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
7. **Subdivision** [C8-03-0115.0A\(VAC\) - Tucker Subdivision Vacation](#)
Vacation:
Location: Archhill Drive, Bull Creek Watershed
Owner/Applicant: Unity Five Investments (Nasrudding Mahensania)
Agent: Site Specifics (John Hussey)
Request: Approval of the plat vacation composed of 1 lot on 1.06 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
8. **Final Plat -** [C8J-2017-2017-0212.0A - Bayer Subdivision](#)
Previously
Unplatted:
Location: 8705 Decker Lake Road, Lockwood Creek Watershed
Owner/Applicant: Decker Lake Property (Jimmy Bayer)
Agent: Landmark Engineers (Javier Barajas)
Request: Approval of the Bayer Subdivision composed of 1 lot on 15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Preliminary Plan:** [C8-2017-0197 - Enclave of Oak Parke Preliminary Plan; District 8](#)
Location: 4010 Sawmill Drive, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: 4010 Sawmill LLC (Scott Carter)
Agent: GICE, Inc. (Norma Divine)
Request: Approval of the Enclave of Oak Parke Preliminary Plan composed of 15 lots on 4.38 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

10. **Final Plat - Previously Unplatted:** [C8J-2017-0207.0A - Familia Cabrera Subdivision](#)
Location: 18400 Lockwood Road, Lockwood Creek Watershed
Owner/Applicant: Pablo Garcia
Agent: I.T. Gonzalez Engineers (IT Gonzales)
Request: Approval of the Familia Cabrera Subdivision composed of 3 lots on 5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Previously Unplatted:** [C8J-2017-0199.0A - Frate Barker Townhomes](#)
Location: 1711 Frate Barker Road, Slaughter Creek Watershed
Owner/Applicant: D Bearden Investments (William Hall, Joseph D. Christian)
Agent: GICE, Inc. DBA Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of the Frate Barker Townhomes Plat, composed of 3 lots on 13.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat with Preliminary Plan:** [C8-2017-0191.2A - Knox Preserve; District 10](#)
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Cabot-Chase, Ltd (Jimmy Nassour)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of the Knox Preserve Plat, composed of 15 lots on 5.83 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Resubdivision:** [C8J-2017-0204.1A - Leija Subdivision \(Withdraw / Resubmittal of C8J-2016-0161.0A\)](#)
Location: 10827 Old Lockhart Road, Marble Creek Watershed
Owner/Applicant: The Lunaire Group, LP (Graciela Leija)
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
Request: Approval of Leija Subdivision (Withdraw / Resubmittal of C8J-2016-0161.0A) composed of 5 lots on 10.10 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. **Final Plat - Previously Unplatted:** [C8J-2017-0200.0A - Lone Star Soccer Subdivision](#)
Location: Gregg Manor Road, Gilleland Creek Watershed
Owner/Applicant: Lone Star Soccer Club of Austin Inc. (Allen Fincher)
Agent: Catalyst Engineering Group (Timothy Moltz)
Request: Approval of the Lone Star Soccer Club Subdivision Plat, composed of 1 lot on 22 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2017-0205.0A - Lots 6 & 7 Block 1 Eubank Access Section 2 Amended; District 7](#)
Location: 11515 Oakwood Drive, Walnut Creek Watershed
Owner/Applicant: Anthony Chapple
Agent: Hector Avila
Request: Approval of Lots 6 & 7 Block 1 Eubank Access Section 2 Amended composed of 2 lots on 0.64 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Preliminary Plan:** [C8-2017-0193 - Pioneer Crossing North; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Cathay Bank (Heng W Chen)
Agent: RH Pioneer North, LLC (Gordon Reger)
Request: Approval of the Pioneer Crossing North Plan, composed of 14 lots on 279.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Previously Unplatted:** [C8J-2017-0211.0A - Rayburn Acres; District 8](#)
Location: 3667 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: Rayburn Family 2006 Revocable Trust (Robert Rayburn)
Agent: Thompson Land Eng (Mark Roeder)
Request: Approval of the Rayburn Acres Plat, composed of 2 lots on 2.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8J-2017-0209.0A - Resubdivision of Lot 3, Block C, The Post Oak](#)
Location: 10318 Parsons Road, Lockwood Creek Watershed
Owner/Applicant: Paul & Stefanie Morris
Agent: Miller Gray (Dale Gray, P.E.)
Request: Approval of the Resubdivision of Lot 3, Block C, The Post Oak composed of 6 lots on 20.23 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

19. **Final Plat with Preliminary Plan:** [C8-2013-0092.02.4A - Springfield Commercial - North; District 2](#)
Location: 7050-½ East William Cannon Drive, Cottonwood Creek Watershed
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of the Springfield Commercial - North Final Plat composed of 6 lots on 22.13 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat with Preliminary Plan:** [C8-2013-0092.02.3A - Springfield Commercial - South; District 2](#)
Location: 7300-½ McKinney Falls Parkway, Cottonwood Creek Watershed
Owner/Applicant: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of the Springfield Commercial - South Final Plat composed of 6 lots on 14.57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Preliminary Plan:** [C8J-2017-0213 - Stoney Ridge Highlands \(Withdraw / Resumbittal of C8J-2016-0120\); District 2](#)
Location: 7527 Elroy Road, Dry Creek East Watershed
Owner/Applicant: M C Joint Venture
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of Stoney Ridge Highlands (Withdraw / Resubmittal of C8J-2016-0120) composed of 618 lots on 224.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - Previously Unplatted:** [C8J-2017-0206.0A - Summerow Subdivision](#)
Location: 11940 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Pedernales Electric Cooperative (Martin Benavidez)
Agent: Norma Divine
Request: Approval of the Summerow Subdivision composed of 2 lots on 20.29 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat with Preliminary Plan:** [C8-2017-0154.1A - The Riverbend West 2; District 2](#)
Location: 3101 Fallwell Lane, Colorado River Watershed
Owner/Applicant: GRCE/TX Austin Master, LLC (Joseph Govecia)
Agent: Urban Design Group (Vanessa Mendez)
Request: Approval of The Riverbend West 2 composed of 5 lots on 95.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

24. **Final Plat - Previously Unplatted:** [C8-2017-0202.0A - Tinnin Meadows; District 5](#)
Location: 2610 Davis Lane, South Boggy Creek Watershed
Owner/Applicant: J. Brent Bullock

Request: Approval of the Tinnin Meadows Final Plat composed of 2 lots on 0.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Preliminary Plan:** [C8J-2017-0203 - Village at Northtown Section 3 - Lot 5, Block C](#)
Location: 100-128 South Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
Agent: KB Home, Inc. (Laurie Lara)
Request: Approval of the Village at Northtown Section 3 - Lot 5, Block C composed of 151 lots on 36.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Discussion and possible action regarding Annual Internal Review and Report of the Zoning and Platting Commission.](#)

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice-Chair Duncan)

F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#)

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

ADJOURNMENT

Facilitator: [Aniah Johnson](#), 512-974-2932

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.

2017 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 3, 2017	June 20, 2017
January 17, 2017	July 18, 2017
February 7, 2017	August 1, 2017
February 21, 2017	August 15, 2017
March 7, 2017	September 5, 2017
March 21, 2017	September 19, 2017
April 4, 2017	October 3, 2017
April 18, 2017	October 17, 2017
May 2, 2017	November 7, 2017
May 16, 2017	December 5, 2017
June 6, 2017	December 19, 2017