



Zoning & Platting Commission

October 3, 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 19, 2017.

C. PUBLIC HEARINGS

- 1. Rezoning:** [**C814-2017-0024 - Holdsworth Center PUD; District 10**](#)
Location: 4907 RM 2222 Road, Lake Austin Watershed
Owner/Applicant: R.G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: LA; SF-2 to PUD
Staff Rec.: **Postponement request by the Staff to October 17, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Zoning:** [**C14-2016-0090 - 130/Parmer; District 1**](#)
Location: 10208 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)
Request: I-RR to GR-MU
Staff Rec.: **Indefinite Postponement request by the Staff**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Rezoning:** [**C14-2017-0096 - Walnut Park II; District 7**](#)
Location: 12139-12205 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Crestmont Office Center, Ltd. (Jeffrey Schwartz, Vice President)
Agent: CivilE, LLC (Lawrence Hanrahan)
Request: LO to MF-2
Staff Rec.: **Indefinite Postponement request by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Rezoning:** [**C14-2016-0021 - Double Creek Residences; District 5**](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Drenner Group (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 5. Restrictive Covenant Termination:** [**C14-98-0146\(RCT\) - 6610 McNeil Drive Termination of Restrictive Covenant; District 6**](#)
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed
Owner/Applicant: Abraham Birgani
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: To terminate a restrictive covenant on the property
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

6. **Rezoning:** [C14-2017-0028 - Great Hills Mixed Use; District 10](#)
Location: 9829 Great Hills Trail and 10224 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: Great Hills Retail, Inc.
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, LO to CS-MU-V
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
7. **Rezoning:** [C14-2016-0121 - 7700 West Parmer Lane; District 6](#)
Location: 7700 West Parmer Lane, Lake Creek Watershed
Owner/Applicant: BRI 1869 Parmer, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-PDA to LI-PDA
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
8. **Final Plat - Resubdivision:** [C8-2016-0216.0A - Allen Terrace Subdivision; District 8](#)
Location: 1401 Allen Road, Eanes Creek Watershed
Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC
Agent: Rivera Engineering
Request: Approval of the Allen Terrace Subdivision composed of 5 lots on 1.98 acres. The applicant also requests a variance from Section 25-4-175(A)(2) in order to utilize a flag lot design.
Staff Rec.: **Recommended.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
9. **Final Plat:** [C8-2017-0043.0A - Creekview Village; District 1](#)
Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: SHFC Creekview Land, LLC (Robert Onion)
Agent: Urban Design Group, PC (June Routh)
Request: Approve the final plat of 13.197 acres into one lot.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
10. **Preliminary Plan:** [C8-2017-0130 - Bellingham Meadows Preliminary Plan; District 1](#)
Location: Boyce Lane & E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: RSI Communities-Texas, LLC. (Angela Andersson)
Agent: Cunningham-Allen, Inc. (Curtis Morriss, P.E.)
Request: Approval of the preliminary plan composed of 257 acres on 50.70 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

- 11. Final Plat with preliminary plan:** **C8-2017-0130.1A - Bellingham Meadows Phase II Section 1: District 1**
Location: Boyce Lane & E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: RSI Communities-Texas, LLC (Angela Andersson)
Agent: Cunningham-Allen, Inc. (Curtis Morriss, P.E.)
Request: Approval of the final plat composed of 91 lots on 23.443 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404
Development Services Department
- 12. Preliminary Plan:** **C8-2016-0145 - Parker Creek Preliminary Plan; District 1**
Location: 7620 Decker Lane, Walnut Creek / Decker Creek Watersheds
Owner/Applicant: Russell & Jeanne Parker
Agent: BGE, Inc. (Brian J. Grace)
Request: Approval of the preliminary plan composed of 432 lots on 138.49 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404
Development Services Department
- 13. Resubdivision:** **C8J-2017-0034.0A - North Park Section 4 Resubdivision of Lot 1 Block B**
Location: 1719 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: Ruben Mendoza
Agent: LJA Engineering, Inc. (Danny Miller)
Request: Approval of the resubdivision of North Park Section 4 Lot 1 Block B into two commercial lots on 12.64 acres. Water and wastewater provided by Windermere Utility Company, Inc.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687
Single Office
- 14. Final Plat:** **C8-2017-0219.0A - Talia Homes; District 5**
Location: 7505 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: LA Picharow, LLC
Agent: Civiltude, LLC (Eyad Kasemi)
Request: Approval of Talia Homes subdivision, composed of 2 lots on 0.32 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. **Final Plat:** [C8-2017-0189.6A - Pioneer Homes Section 4; District 1](#)
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Randall Jones & Associates Engineering, Inc. (J. Keith Collins)
Request: Approval of Pioneer Homes Section 4, composed of 151 lots on 26.49 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2017-0220.0A - 13824 IH 35 Development; District 7](#)
Location: 13824 North IH 35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: Nathan & Design, LLC (Tri Nguyen)
Agent: Southwest Engineers Inc. (Russell Kotara)
Request: Approval of the 13824 IH 35 Development plat, composed of 2 lots on 0.84 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8J-2017-0224.0A - Lot 2 Kruger Subdivision, Final Plat Nguyen Subdivision](#)
Location: 1800 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Nguyen Dam
Agent: Catalyst Engineering Group; Firm # F13-275 (Timothy John Moltz, P.E.)
Request: Approval of the Lot 2 Kruger Subdivision, Final Plat Nguyen Subdivision composed of 2 lots on 4.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - With Preliminary:** [C8-2017-0038.1A - Enclave at Harris Ridge Preliminary Plan; District 7](#)
Location: 13328-1/2 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Ltd., (Robert C. Wilson, III)
Agent: LJA Engineering, Inc. (Brian Faltesek, P.E.)
Request: Approval of the Enclave at Harris Ridge Preliminary Plan, composed of 62 lots on 13.93 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Without Preliminary:** [C8J-2017-0223.0A - Sonteridge Estates Subdivision](#)
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Flintrock Stoneride LLC
Agent: FNF CAD Services (Fred Fuentes)
Request: Approval of the Sonteridge Estates Subdivision Final Plat composed of 9 lots on 10.134 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat -** [C8-2017-0225.0A - Lot 6, Block 1, Crest Haven Addition;](#)
Resubdivision: [Resubdivision of; District 1](#)
Location: 2107 Greenwood Avenue, Tannehill Branch Watershed
Owner/Applicant: Rudolph Green
Agent: Austin Centric Realty (Ross Cole)
Request: Approval of Lot 6, Block 1, Crest Haven Addition; Resubdivision of
composed of 1 lot on 1.01 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

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

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