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 November 7, 2017

C. PUBLIC HEARINGS

Facilitator: Sherri Sirwaitis, 512-974-3057
1. **Rezoning:** C14-2017-0022 - Bluff Springs Commercial; District 2  
   **Location:** 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds  
   **Owner/Applicant:** Buda Bluff, LLC (Salim Haddad)  
   **Agent:** South Llano Strategies (Glen Coleman)  
   **Request:** CS-CO to CS-CO, to change a condition of zoning  
   **Staff Rec.:** Pending; Postponement request by the Staff to January 16, 2018  
   **Staff:** Wendy Rhoades, 512-974-7719

2. **Rezoning:** C14-2017-0109 - J.D. Warehouse; District 1  
   **Location:** 6506 Decker Lane, Elm Creek Watershed  
   **Owner/Applicant:** Gold A&A Inc. (Adam Ahmad)  
   **Agent:** Moncada Enterprises (Phil Moncada)  
   **Request:** GR to LI  
   **Staff Rec.:** Recommendation of CS  
   **Staff:** Heather Chaffin, 512-974-2122

3. **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

4. **Rezoning:** C14-2017-0051 - Waters Park Commercial; District 7  
   **Location:** 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed  
   **Owner/Applicant:** BarCzar, LLC (Matias Segura III)  
   **Agent:** South Llano Strategies (Glen Coleman)  
   **Request:** RR, LO and GO to CS-1-CO for Tract 1 and GR-CO for Tract 2  
   **Staff Rec.:** Recommended, with conditions  
   **Staff:** Sherri Sirwaitis, 512-974-3057

5. **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.:** Recommendation of MF-2-CO, with conditions  
   **Staff:** Sherri Sirwaitis, 512-974-3057

Facilitator: Sherri Sirwaitis, 512-974-3057
6. Site Plan - Hill Country Roadway: SPC-2016-0453C - Westlake Residential; District 5
   Location: 800 North Capital of Texas Highway, Bee Creek Watershed
   Owner/Applicant: 360 Development
   Agent: CivilE LLC (Lawrence Hanrahan)
   Request: Approval to construct multi-family with associated improvements within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor
   Staff Rec.: Recommended
   Staff: Christine Barton-Holmes, 512-974-2788
   Development Services Department

7. Final Plat from a Preliminary Plan: C8-2016-0145.1A - Parker Creek Ranch Phase 1; 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 a final plat from an approved preliminary plan composed of 130 lots on 47.427 acres.
   Staff Rec.: Recommended
   Staff: Cesar Zavala, 512-974-3404
   Development Services Department

8. Site Plan - Conditional Use Permit: SPC-2017-0051C - Onion Creek Metro Park; District 2
   Location: 8652 Nuckols Crossing Road, Onion Creek Watershed
   Owner/Applicant: COA - Public Works Department (Robin Camp)
   Agent: MWM Design Group
   Request: Request approval of a conditional use permit for a public park, zoned P, Public and over 1 acre in size.
   Staff Rec.: Recommended
   Staff: Nikki Hoelter, 512-974-2863
   Development Services Department

9. Final Plat with Preliminary: C8J-2015-0228.1A - Creeks Edge Final Plat
   Location: 6813 Caudill Ln., Little Barton Creek
   Owner/Applicant: Creeks Edge LTD. (Roger Aufieri)
   Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
   Request: Request approval of the Creeks Edge final plat consisting of 34 lots and associated right-of-way on 58.780 acres
   Staff Rec.: Recommended
   Staff: Don Perryman, (512) 974-2786, don.perryman@austintexas.gov
   Development Services Department

Facilitator: Sherri Sirwaitis, 512-974-3057
10. Final Plat - Amended Plat: **C8J-2017-0279.0A - Silent Trail Plat Amendment - Westview on Lake Austin, Phase A; District 10**

   Location: 4405 Silent Trail, Lake Austin Watershed
   Owner/Applicant: Christie Skinner, Tom Gilligan
   Agent: Franke Franke Inc. (Elizabeth C. Franke)
   Request: Approval of the Silent Trail Plat Amendment, Westview on Lake Austin, Phase A Final Plat composed of 2 lots on 1.19 acres

   Staff Rec.: **Disapproval**
   Staff: Development Services Department

11. Final Plat - Previously Unplatted: **C8J-2014-0150.1A - Auro Subdivision**

   Location: 15310-16099 FM 1325 Road, Rattan Creek Watershed
   Owner/Applicant: Provident Realty Advisors (Julian Hawes, Jr.)
   Agent: Drenner Group (Amanda Swor)
   Request: Approval of the Auro Subdivision composed of 17 lots on 49.59 acres

   Staff Rec.: **Disapproval**
   Staff: Development Services Department

12. Final Plat - Previously Unplatted: **C8J-2017-0284.0A - Goebler Addition**

   Location: 12927 Lowden Lane, Bear Creek Watershed
   Owner/Applicant: Goebler Properties
   Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
   Request: Approval of the Goebler Addition composed of 1 lot on 4.94 acres

   Staff Rec.: **Disapproval**
   Staff: Development Services Department

13. Final Plat - Previously Unplatted: **C8-2017-0272.0A - Wilson Parke Avenue Plat 2; District 6**

   Location: 12108 Wilson Parke Avenue, Lake Travis Watershed
   Owner/Applicant: SAS Institute Inc. (Patricia Darty)
   Agent: Big Red Dog Engineering (Kendall Hackney)
   Request: Approval of Wilson Park Avenue Plat 2 composed of 1 lot on 2.26 acres

   Staff Rec.: **Disapproval**
   Staff: Development Services Department

14. Final Plat - Previously Unplatted: **C8-2017-0273.0A - Wilson Parke Avenue Plat 1; District 6**

   Location: 12108 Wilson Parke Avenue, Lake Travis Watershed
   Owner/Applicant: SAS Institute Inc. (Patricia Darty)
   Agent: Big Red Dog Engineering (Kendall Hackney)
   Request: Approval of Wilson Park Avenue Plat 1 composed of 1 lot on 10.54 acres

   Staff Rec.: **Disapproval**
   Staff: Development Services Department

Facilitator: Sherri Sirwaitis, 512-974-3057
15. **Final Plat - Breen Subdivision**
   **Previously Unplatted:**
   - Location: 8014 North Lake Drive, Decker Creek Watershed
   - Owner/Applicant: Atianna LLC (Ms. Atianna Saint Breen)
   - Agent: Genesis 1 Engineering (George Gonzalez)
   - Request: Approval of the Breen Subdivision Final Plat composed of 1 lot on 0.33 acres
   - Staff Rec.: **Disapproval**
   - Staff: Development Services Department

16. **Final Plat - McKinney Falls Lot Consolidation**
   **Resubdivision:**
   - Location: 6609 McKinney Falls Parkway, Cottonmouth Creek Watershed
   - Owner/Applicant: Easley Raymond Warren
   - Agent: Mike Russell
   - Request: Approval of the McKinney Falls Lot Consolidation composed of 1 lot on 18.9 acres
   - Staff Rec.: **Disapproval**
   - Staff: Development Services Department

17. **Final Plat - The Parke - Phase C Resubdivision of Lot 2, Block G**
   **Resubdivision:**
   - Location: 11920 Wilson Parke Avenue, Lake Travis Watershed
   - Owner/Applicant: SAS Institute Inc. (Patricia Darty)
   - Agent: Big Red Dog Engineering (Kendall Hackney)
   - Request: Approval of The Parke - Phase C Resubdivision of Lot 2, Block G, composed of 2 lots on 81.5 acres
   - Staff Rec.: **Disapproval**
   - Staff: Development Services Department

18. **Final Plat - Summit Oaks, Section 2, Lot 2 Block E Resubdivision:**
   **Resubdivision: District 10**
   - Location: 11605 Bell Avenue, Bull Creek Watershed
   - Owner/Applicant: Stature Contractors LLC (Derek Keith)
   - Agent: Stature Homes (Derek Keith)
   - Request: Approval of the Summit Oaks, Section 2, Lot 2 Block E Resubdivision Final Plat composed of 2 lots on 0.59 acres
   - Staff Rec.: **Disapproval**
   - Staff: Development Services Department

Facilitator: Sherri Sirwaitis, 512-974-3057
19. Final Plat - without Preliminary: C8J-2017-0280.0A - Flintrock Subdivision
   Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone
   Owner/Applicant: Flintrock Stoneridge (Kevin McHale)
   Agent: FNF CAD Services (Fred Fuentes)
   Request: Approval of the Flintrock Subdivision composed of 10 lots on 10.134 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

20. Final Plat - with Preliminary: C8-85-138.05.1A - Lakeline Gardens
   Location: North FM 620 Road, Lake Creek Watershed
   Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)
   Agent: Big Red Dog Engineering (Vito Trupiano, PE)
   Request: Approval of Lakeline Gardens composed of 2 lots on 9.62 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

21. Final Plat - with Preliminary: C8J-2015-0188.SH.4A - Easton Park Section 2C - Maribel Park, Phase 2; District 2
   Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed
   Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)
   Agent: Kitchen Table Civil Solutions (Jonathan Fleming)
   Request: Approval of Easton Park Section 2C - Maribel Park, Phase 2 composed of 148 lots on 44.87 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

22. Final Plat - with Preliminary: C8-2017-0076 - East Parke; District 1
   Location: East Parmer Lane, Walnut Creek Watershed
   Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
   Agent: Gray Engineering, Inc. (Scott Maham)
   Request: Approval of East Parke composed of 130 lots on 37.46 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

23. Final Plat - with Preliminary: C8-2014-0251.3A - Heritage Point at Wildhorse Ranch Section 3; District 7
   Location: East Parmer Lane, Gilleland Creek Watershed
   Owner/Applicant: HOM Titan Development (William Peruzzi)
   Agent: Kimley-Horn and Associates (Robert Smith)
   Request: Approval of Heritage Point at Wildhorse Ranch Section 3, composed of 97 lots on 24.91 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

Facilitator: Sherri Sirwaitis, 512-974-3057
24. **Preliminary Plan:** C8J-2017-0277 - Barton Creek Sections K, L, and O Preliminary Plan  
   **Location:** 3101 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone  
   **Owner/Applicant:** Stratus Properties Operating Co., LP (Erin D. Pickens)  
   **Agent:** LJA Engineering & Surveying, Inc. (John A. Clark)  
   **Request:** Approval of the Barton Creek Sections K, L, and O Preliminary Plan composed of 97 lots on 495.1 acres  
   **Staff Rec.:** Disapproval  
   **Staff:** Development Services Department

25. **Preliminary Plan:** C8J-2015-0134(R1) - Preston Park Subdivision Preliminary Plan  
   **Location:** 16140 Bratton Lane, Gilleland Creek Watershed  
   **Owner/Applicant:** Pulte Homes of Texas (Stephen Ashlock)  
   **Agent:** CSF Civil Group, LLC (Christine Potts)  
   **Request:** Approval of Preston Park Subdivision Preliminary Plan composed of 266 lots on 60.688 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)

2. Consider and take action on a resolution regarding the Desired Development Zone in the Watershed Protection Ordinance. (Sponsor: Commissioner King, Co-Sponsor: Chair Kiolbassa)

**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 Facilitator: Sherri Sirwaitis, 512-974-3057
and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Sherri Sirwaitis, 512-974-3057
SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

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<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
<th>Total Time Allocated</th>
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<td>Applicant / Agent</td>
<td>1</td>
<td>6 min.</td>
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<td>Primary Speaker Opposed</td>
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<td>All other Speakers</td>
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All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

POSTPONEMENT

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<tr>
<td>Speakers Favoring Postponement</td>
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<tr>
<td>Speakers Opposing Postponement</td>
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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

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