



Zoning & Platting Commission

December 5, 2017 @ 6:00 P.M.

City Hall – Council Chambers

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 November 7, 2017

C. PUBLIC HEARINGS

- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department

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

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, Brigrance & 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

15. **Final Plat - Previously Unplatted:** [C8J-2017-0278.0A - Breen Subdivision](#)
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 - Resubdivision:** [C8J-2017-0282.0A - McKinney Falls Lot Consolidation](#)
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 - Resubdivision:** [C8-2017-0271.0A - The Parke - Phase C Resubdivision of Lot 2, Block G; District 6](#)
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 - Resubdivision:** [C8-2017-0275.0A - Summit Oaks, Section 2, Lot 2 Block E 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

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

- 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

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