



Zoning & Platting Commission
December 19, 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
Vacant

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 December 5, 2017

C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2017-0143 - 11500 Manchaca Road; District 5](#)
Location: 11500 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: JG Manchaca Property, LLC and Garcia Road, LLC (Espirion Garcia)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: I-RR to CS-CO for Tract 1, GR-CO for Tract 2 and W/LO-CO for Tract 3
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0136 - Lake Creek Commercial; District 6](#)
Location: 9829-1/2 North Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: MF-6 to GR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057,
Planning and Zoning Department
- 3. Environmental Variance:** [SP-2017-0146D - 4213 Watersedge Cove](#)
Location: 4213 Watersedge Cove, Lake Austin Watershed
Owner/Applicant: Janis Smith
Request: To allow a bulkhead that was built in front of the existing bulkhead to extend beyond the allowed 6" to 1'.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
[Atha Phillips](#), 512-974-6303
Development Services Department
- 4. Resubdivision:** [C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II; District 8](#)
Location: 3601 Davis Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: WW Deerfield Ltd. (Williams Walters)
Agent: LJA Engineering & Surveying (Reese Hurley)
Request: Approve the resubdivision of one lot into a three lot subdivision on 4.60 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 5. Resubdivision:** [C8-2016-0219.0A.SH - Resubdivision of Cameron Industrial Park; District 1](#)
Location: 9201 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: LDG Development, LLC (William Hartz)
Agent: BGE Inc. (Andrew Chanis)
Request: Approve the resubdivision of one lot into 2 lots on 12.086 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

6. **Final Plat - Amended Plat:** [C8-2017-0296.0A - Four Corners Commercial Amended Plat; District 6](#)
Location: 7300 North 620 Road, Lake Travis Watershed
Owner/Applicant: GDF Realty Investments (R. James George Jr.) & Shay Urcell Rathbun
Agent: LJA Engineering (Alex Clarke)
Request: Approval of the Four Corners Commercial Amended Plat composed of 2 lots on 6 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat - Resubdivision:** [C8-2017-0297.0A - Spanish Oak Ridge Annex II Resubdivision of Lots A & B; District 7](#)
Location: 11902 Hornsby Street, Walnut Creek Watershed
Owner/Applicant: Taun Minh Bui
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Spanish Oak Ridge Annex II Resubdivision of Lots A & B composed of 3 lots on 0.79 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat with Preliminary:** [C8J-04-0160.12A - Gilbert Lane Phase Five](#)
Location: Gilbert Road, Walnut Creek Watershed
Owner/Applicant: KNWL Development (John Lloyd)
Agent: BGE Engineering (Christopher Rawls)
Request: Approval of Gilbert Lane Phase Five composed of 165 lots on 34.58 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8-2017-0298.0A - Frank Stark Subdivision, Resubdivision of a Part of Lot 2; District 7](#)
Location: 11912 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Mohammad Naeem Jan
Agent: Eyad Kasemi
Request: Approval of the Frank Stark Subdivision, Resubdivision of a Part of Lot 2 composed of 1 lot on 1.6988 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Resubdivision:** [C8-2017-0299.0A - Eastridge; District 2](#)
Location: 5525 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Properties (Daniel Wang)
Agent: JCI Residential (Ross Hamilton)
Request: Approval of Eastridge composed of 2 lots on 16.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

11. **Final Plat - Resubdivision:** [C8J-2017-0300.0A - Village @ Northtown Section Three; Resubdivision of Lot 5, Block C](#)
Location: North Heatherwilde Boulevard, Dry Creek East Watershed
Owner/Applicant: KB Home (Laurie Lara)
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval of the Village @ Northtown Section Three; Resubdivision of Lot 5, Block C composed of 151 lots on 36.7 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0286.0A - Cedar Elm Subdivision, Replat of Lot 1; District 7](#)
Location: 13201 Burnet Road, Walnut Creek Watershed
Owner/Applicant: Mopac Hotel Development LP (Patricia Darty)
Agent: Doucet & Associates (Ted McConaghy)
Request: Approval of Cedar Elm Subdivision, Replat of Lot 1, composed of 1 lot on 6.51 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - with Preliminary:** [C8J-04-0160.10A - Gilbert Lane Phase Three-A \(Withdraw / Resubmittal C8J-04-0160.8A\)](#)
Location: Gilbert Road, Decker Creek Watershed
Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)
Agent: Murfee Engineering Company, Inc. (Kenneth Martin)
Request: Approval of Gilbert Lane Phase Three-A (Withdraw / Resubmittal of C8J-04-0160.8A), composed of 11 lots on 2.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - with Preliminary:** [C8J-04-0160.11A - Gilbert Lane Phase Two-A \(Withdraw / Resubmittal of C8J-04-0160.7A\)](#)
Location: Gilbert Road, Decker Creek Watershed
Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)
Agent: Murfee Engineering Company, Inc. (Kenneth Martin)
Request: Approval of Gilbert Lane Phase Two-A (Withdraw / Resubmittal of C8J-04-0160.7A), composed of 11 lots on 2.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2017-0293.0A - Davenport Ranch Phase 7, Section 3, Amended Plat of Lots 4 and 8; District 10](#)
Location: 5900 Waymaker Road, Lake Austin Watershed
Owner/Applicant: Halstead Frost
Request: Approval of Davenport Ranch Phase 7, Section 3, Amended Plat of Lots 4 and 8, composed of 2 lots on 1.81 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat - Previously Unplatted:** [C8-2017-0290.0A - Wolf Corner Two](#)
Location: 8014-8200 Wolf Lane, Maha Creek Watershed
Owner/Applicant: SAFA Trading Establishment, Inc. (Adam Ahmad)
Agent: Servant Engineering & Consulting, PLLC (Mauricio Quintero Rangel, P.E.)
Request: Approval of the Wolf Corner Two Final Plat composed of 1 lot on 10.66 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Preliminary Plan:** [C8-2017-0291 - Wildhorse Ranch Amenity Center; District 1](#)
Location: 10400 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: HOM Titan Development (William Peruzzi)
Agent: Kimley-Horn (Josh Miksch)
Request: Approval of the Wildhorse Ranch Amenity Center Preliminary Plan composed of 1 lot on 8.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat - Resubdivision:** [C8-2017-0292.0A - Greens on Cooper Lane; District 2](#)
Location: 7513 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Greens on Cooper Lane Final Plat composed of 2 lots on 4.64 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat - Resubdivision:** [C8-2017-0294.0A - Anita Subdivision; District 8](#)
Location: 1608 Barclay Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Adam and Megan Harris
Agent: Masterplan (Karen Wunsch)
Request: Approval of the Anita Subdivision Final Plat composed of 1 lot on 2.26 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

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|-------------------|--------------------|
| 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 |