



Zoning & Platting Commission

March 6, 2018 at 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

Abigail Tatkov

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 February 6, 2018 and minutes from special called meeting of February 28, 2018.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0141 - SOCO South; District 2](#)
Location: 8103 and 8121 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Trustee for NFP Partnership (James C. Niemann)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: LI-CO to MF-4
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. 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
- 3. Rezoning:** [C14-2017-0139 - Ferguson Crossing; District 1](#)
Location: 3207 Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Fergi AV Land, LLC (Colin Armstrong)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: W/LO-CO, RR, NO-CO and SF-1-CO to W/LO
Staff Rec.: **Recommendation of W/LO-CO**
Staff: [Heather Chaffin](#), 521-974-2122
Planning and Zoning Department
- 4. Rezoning:** [C14-2017-0130 - Genesis Autos; District 2](#)
Location: 4410 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: Genesis Autos (Daniel Garcia)
Agent: LOC Consultants (Sergio Lozano-Sanchez, P.E.)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Not recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 5. Rezoning:** [C14-2017-0152 - 3904 Medical Parkway; District 10](#)
Location: 3904 Medical Parkway, Shoal Creek Watershed
Owner/Applicant: Bennie Engelke
Agent: Thrower Design (Ron Thrower)
Request: SF-3 to LO
Staff Rec.: **Recommendation of LO-MU**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

6. **Rezoning:** [C14-2017-0123 - South Chisholm Professional Offices; District 5](#)
Location: 1109 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Mario Solis
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to LO-MU
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
7. **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
8. **Final Plat - Variance Only:** [C8-2017-0269.0A - Oaks Ranch Section 2; District 2](#)
Location: 5412 Ross Rd., Onion Creek Watershed
Owner/Applicant: Deerwood MHC LLC (Scott Roberts)
Request: The applicant is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Saint Thomas Drive.

Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
9. **Site Plan - Environmental Variance:** [SP-2017-0176D - 1704 and 1706 Channel Road](#)
Location: 1704 Channel Road, Lake Austin Watershed
Owner/Applicant: John and Amy Porter
Agent: Janis Smith LLC (Janis Smith)
Request: Variance request to allow cut above 4' feet within Lake Austin. [25-8-341(A)]

Staff Rec.: **Not Recommended**
Staff: [Atha Phillips](#), 512-974-6303
Development Services Department

- 10. Site Plan - Hill Country Roadway:** [SPC-2016-0453C - Westlake Residential; District 10](#)
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.: **Withdrawn by Staff**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 11. Site Plan - Conditional Use Permit:** [SPC-2017-0158C - Bellingham Meadows Amenity Center; District 1](#)
Location: 12107 Reindeer Drive, Gilleland Creek Watershed
Owner/Applicant: CADG Bellingham Meadows, LLC. (Brian Saathoff)
Agent: TRE & Associates, LLC (Marc Dickey)
Request: Approval of a conditional use permit to construct an amenity center (community recreation private use).
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
- 12. Final Plat:** [C8J-2017-0199.0A - The Corners at Frate Barker](#)
Location: 11726 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: DBI Frate Barker LP and Joseph D Christian
Agent: Garrett-Ihnen Civil Engineers (Jevon Poston)
Request: Approval of The Corners at Frate Barker Final Plat consisting of 3 lots on 13.69 acres.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office
- 13. Final Plat out of the Revised Preliminary Plan:** [C8J-2013-0236.01.1A - Prado Ranch Phase 2 A Small Lot Subdivision](#)
Location: 2005 South FM 973 Road, Colorado River Watershed
Owner/Applicant: RSI Prado LLC (Ryan Mattox)
Agent: Carlson, Brigrance & Doering, Inc. (Brett Pasquarella)
Request: Approval of the Prado Ranch Phase 2 Final Plat consisting of 125 lots on 25.71 acres.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office

- 14. Resubdivision:** [C8J-2017-0103.0A - Singh Subdivision \(Resubdivision Lot 19A and a portion of Lot 19 of Thoroughbred Estates, Phase Two\)](#)
Location: 11411 FM 812 Road, South Fork Dry Creek Watershed
Owner/Applicant: Major Singh and Manjit Kaur
Agent: Thomas Land Engineering, Mark Roeder
Request: Approval of Singh Subdivision, which is a resubdivision of Lot 19A and a portion of Lot 19 of Thoroughbred Estates, Phase Two, consisting of one commercial lot on 7.45 acres. Water will be provided by Austin Water Utility, and wastewater will be provided by an onsite sewage facility.
Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434, Single Office
- 15. Resubdivision:** [C8J-2017-0014.0A - Resubdivision of Lot 14A, Block B of Overlook Estates Phase 2 & Morgan Survey](#)
Location: 7813 Aria Loop, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Katherine Babb Wright
Agent: Place Design (Vincent Shaw)
Request: Approval of the resubdivision of one lot and unplatted into a two lot subdivision on 5.085 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
- 16. Preliminary Plan:** [C8J-2016-0248 - Timmerman Tract Preliminary Plan](#)
Location: N. F.M. 1825 & Grand Avenue Parkway, Rattan Creek Watershed
Owner/Applicant: Estate of Terrell Timmerman
Agent: Carlson, Brigrance & Doering, Inc. (Lee Whited, P.E.)
Request: Approval of the Timmerman Tract Preliminary Plan composed of 179 lots on 60.301 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
- 17. Site Plan - Extension:** [SP-98-0031C\(XT6\) - Park Central Section One; District 7](#)
Location: 12345 N. Lamar Blvd., Walnut Creek Watershed
Owner/Applicant: NYOS Charter School Inc.(Kathleen Zimmerman)
Agent: Kimley Horn and Associates (Joel Wixson)
Request: Request approval of a 3 year extension to a previously approved site plan.
Staff Rec.: **Not Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department

18. **Preliminary Plan - Revised** [C8-60-006.01 - Eubank Acres Section 4 Revised Preliminary Plan; District 7](#)
Preliminary:
Location: 11705 Cherokee Street, Bldg A, Walnut Creek Watershed
Owner/Applicant: CMS T Development LLC (Nichols S. Charles, Jr.)
Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)
Request: Approval of the Eubank Acres Section 4 Revised Preliminary Plan, composed of 6 lots on 4.12 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - With Preliminary:** [C8-60-006.01.0A - Eubank Acres Section Four Final Plat Lots 16-18; District 7](#)
Location: 11705 Cherokee Street, Bldg A, Walnut Creek Watershed
Owner/Applicant: CMS T Development LLC (Nichols S. Charles, Jr.)
Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)
Request: Approval of the Eubank Acres Section Four Final Plat Lots 16-18, composed of 3 lots on 1.04 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat - With Preliminary:** [C8J-2014-0131.2A - Bear Creek Crossing Phase 2](#)
Location: 12300 Twin Creek dr, Onion Creek Watershed
Owner/Applicant: Jarrod Gaither
Agent: LJA Engineering (Brian Faltesek)
Request: Approval of Bear Creek Crossing Phase 2 composed of 88 lots on 30.91 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Amended Plat:** [C8-2018-0028.0A - Springfield Multifamily, Amended Final Plat; District 2](#)
Location: 6824-1/2 East William Cannon Drive, Marble Creek Watershed
Owner/Applicant: RKX Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of Springfield Multifamily, Amended Final Plat composed of 1 lot on 20.19 acres

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

22. **Final Plat - With Preliminary:** [C8J-2015-0271.2A - Malone Subdivision, Section Two](#)
Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
Owner/Applicant: CalAtlantic Homes of Texas, Inc. (Kevin Forader)
Agent: LJA Engineering, Inc. (Brian Faltese, P.E.)
Request: Approval of the Malone Subdivision, Section Two Final Plat composed of 77 lots on 12.09 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - With Preliminary:** [C8-2018-0012.2A.SH - Goodnight Ranch Phase One-A Section 8; District 2](#)
Location: 8749 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)
Agent: Civile LLC (Greg Fortman)
Request: Approval of the Goodnight Ranch Phase One-A Section 8 Final Plat composed of 1 lot on 2.17 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat - Previously Unplatted:** [C8J-2018-0026.0A - Patino Subdivision](#)
Location: 10603 Spring Valley Road, Slaughter Creek Watershed
Owner/Applicant: Jesus Gutierrez Patino
Agent: IT Gonzalez Engineers (I.T. Gonzalez)
Request: Approval of the Patino Subdivision Final Plat composed of 1 lot on 1 acre
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. BRIEFINGS

1. [Briefing regarding the People's Plan](#)

Presenters: Ms. Susana Almanza, Dr. Jane Rivera and Dr. Fred McGhee
(Sponsor: Chair Kiolbassa, Co-Sponsor: Commissioner King)

E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding the People's Plan.
(Sponsor: Chair Kiolbassa, Co-Sponsor: Commissioner King)
2. 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. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

G. 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.

2018 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

| | |
|-------------------|--------------------|
| January 2, 2018 | July 3, 2018 |
| January 16, 2018 | July 17, 2018 |
| February 6, 2018 | August 7, 2018 |
| February 20, 2018 | August 21, 2018 |
| March 6, 2018 | September 4, 2018 |
| March 20, 2018 | September 18, 2018 |
| April 3, 2018 | October 2, 2018 |
| April 17, 2018 | October 16, 2018 |
| May 1, 2018 | November 6, 2018 |
| May 15, 2018 | December 4, 2018 |
| June 5, 2018 | December 18, 2018 |
| June 19, 2018 | |