



## **Zoning & Platting Commission**

**March 20, 2018 at 6:00 P.M.**

**City Hall – Boards and Commissions Room**

**301 W. 2<sup>nd</sup> 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 March 6, 2018.

## C. PUBLIC HEARINGS

- 1. 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
- 2. Rezoning:** [\*\*C14-2017-0121 - Ida Ridge Condos, District 7\*\*](#)  
Location: 13708, 13710, 13800 and 13802 Ida Ridge Drive, Walnut Creek Watershed  
Owner/Applicant: Patel & Olivarez, LLC (Jignesh Patel and Daniel Olivarez) and Dhoom Production (Vishal Dave)  
Agent: Luis Manuel Carrillo  
Request: CS-CO to CS-MU  
Staff Rec.: **Recommendation of GR-MU**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Rezoning:** [\*\*C14-2018-0009 - Rezoning of FM 620 and SH 45; District 6\*\*](#)  
Location: 15218 and 15230 North FM 620 Road, Lake Creek Watershed  
Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)  
Agent: Armbrust & Brown, PLLC (Amanda Morrow)  
Request: DR to MF-3  
Staff Rec.: **Recommended with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 4. Rezoning:** [\*\*C14-2018-0006 - Loyola Landing; District 1\*\*](#)  
Location: 6651 Ed Bluestein Blvd and 5601 Durango Pass, Walnut Creek Watershed  
Owner/Applicant: 3 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle  
Agent: A. Glasco Consulting (Alice Glasco)  
Request: GR, LO, MF-3, and SF-3 to GR-MU (Tract 1) and CS-MU (Tract 2)  
Staff Rec.: **Recommendation of GR-MU (Tract 1) and CS-MU-CO (Tract 2)**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

5. **Restrictive Covenant Termination:** [C14-75-042\(RCT1\) - Loyola Landing; District 1](#)  
Location: 6651 Ed Bluestein Blvd, Walnut Creek Watershed  
Owner/Applicant: 4 S & D Interest (David Kalisz)  
Agent: A. Glasco Consulting (Alice Glasco)  
Request: To terminate an existing public restrictive covenant (RC).  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
6. **Restrictive Covenant Termination:** [C14-75-042\(RCT2\) - Loyola Landing; District 1](#)  
Location: 6651 Ed Bluestein Blvd, Walnut Creek Watershed  
Owner/Applicant: 4 S & D Interest (David Kalisz)  
Agent: A. Glasco Consulting (Alice Glasco)  
Request: To terminate an existing public restrictive covenant (RC).  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
7. **Restrictive Covenant Termination:** [C14-84-346\(RCT1\) - Loyola Landing; District 1](#)  
Location: 5601 Durango Pass, Walnut Creek Watershed  
Owner/Applicant: 6 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle  
Agent: A. Glasco Consulting (Alice Glasco)  
Request: To terminate an existing public restrictive covenant (RC).  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
8. **Restrictive Covenant Termination:** [C14-84-346\(RCT2\) - Loyola Landing; District 1](#)  
Location: 5601 Durango Pass, Walnut Creek Watershed  
Owner/Applicant: 7 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle  
Agent: A. Glasco Consulting (Alice Glasco)  
Request: To terminate an existing public restrictive covenant (RC).  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

9. **Restrictive Covenant Amendment:** [C14-76-083\(RCA2\) - Loyola Landing; District 1](#)  
Location: 5601 Durango Pass, Walnut Creek Watershed  
Owner/Applicant: 8 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle  
Agent: A. Glasco Consulting (Alice Glasco)  
Request: To amend an existing public restrictive covenant (RC).  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
10. **Plat Vacation:** [C8-84-150-4\(85\)VAC - Vacation of Harris Ridge, Phase 1, Section IV; District 7](#)  
Location: 13400-1/2 Harris Glenn Drive, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Limited  
Agent: Advanced Consulting Engineers (Ashraf Ahsanullah)  
Request: Request approval of the vacation of Harris Ridge, Phase 1, Section IV.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
11. **Final Plat out of a Preliminary Plan:** [C8J-2015-0134.2A - Preston Park Section 2A](#)  
Location: Pearson Boulevard and Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: Pulte Homes of Texas, LP  
Agent: CSF Civil Group, LLC - Christine Potts, PE  
Request: Approval of Preston Park Section 2A (a small lot subdivision) final plat consisting of 76 total lots on 23.12 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: [Jennifer Bennett-Reumuth](#), (512) 854-1434  
Single Office
12. **Final Plat:** [C8-2017-0181.0A - North Shields South Tract; District 7](#)  
Location: 2901 North Shields Dr., Walnut Creek Watershed  
Owner/Applicant: JRSMW, LLC (L. Shawn Wong)  
Agent: LJA Engineering (Michael P. Porvaznik, P.E.)  
Request: Approval of the final plat composed of 1 lot on 0.96 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

- 13. Compatibility Waiver:** [SP-2017-0295C - North Shields Medical Office Building; District 7](#)  
Location: 2901 North Shields Drive, Walnut Creek Watershed  
Owner/Applicant: JRSMVV LLC, Neans Investments, Ken L Neans  
Agent: LJA Engineering, Inc., Michael Porvaznik, P.E  
Request: Approval of encroachment into the compatibility setback on the east property line.  
Staff Rec.: **Recommended**  
Staff: [Clarissa Davis](#), 512-974-1423,  
Development Services Department
- 14. Preliminary Plan:** [C8-2017-0189 - Pioneer Hill; District 1](#)  
Location: Dessau Road & Arborside Drive, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP  
Agent: Pape-Dawson Engineers  
Request: To approve a preliminary plan comprised of 442 lots on 196 acres.  
VARIANCE: A variance to Section 25-4-33 (Balance of the Tract) has been requested.  
Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department
- 15. 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 (Michael Rivera)  
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
- 16. Plat Vacation:** [C8-2016-0109.5A \(VAC\) - Partial Vacation of Pioneer Crossing East, Section 16; District 1](#)  
Location: Between Sprinkle Cutoff Road, Samsung Boulevard and Blazeby Drive, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP  
Agent: LJA Engineering (Walter Hoysa)  
Request: Approval of the partial vacation of Pioneer Crossing East, Section 16.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

- 17. Replat:** [C8-2017-0267.0A - Replat of Block MM of Pioneer Crossing East, Section 16; District 1](#)  
Location: Between Sprinkle Cutoff Road, Samsung Boulevard and Blazeby Drive, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP  
Agent: LJA Engineering (Walter Hoysa)  
Request: Approval of the replat of Block MM of Pioneer Crossing East, Section 16.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
- 18. Resubdivision - Variances only:** [C8-2017-0171.0A - 7300 South Congress Plat; District 2](#)  
Location: 7300 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Carol Elwyn Williams  
Agent: BGE, Inc. (Pablo Martinez)  
Request: Request approval of three variances: Balance of Tract (LDC 25-4-33), Lot without frontage (LDC 25-4-171) and not extending a public street (LDC 25-4-151)  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
- 19. Final Plat - Previously Unplatted:** [C8J-2018-0035.0A – Fisher - Raftelis Subdivision](#)  
Location: 10120 Rimstone Trail, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Gretchen Raftelis  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Fisher - Raftelis Subdivision Final Plat composed of 2 lots on 2.65 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 20. Final Plat with Preliminary:** [C8J-2017-0235.0A - Bella Fortuna Phase 1 Final Plat](#)  
Location: Bradshaw Road, Onion Creek Watershed  
Owner/Applicant: TCEC EAT QEAA LLC, A Texas Limited Liability Company  
Agent: Doucet & Associates, Inc. (Davood Salek, P.E.)  
Request: Approval of Bella Fortuna Phase 1 Final Plat composed of 133 lots on 33.17 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 21. Final Plat -** [C8-2018-0032.0A - Courtyard Final Plat and Subdivision \(Withdraw/Resubmittal of C8-2017-0016.0A\); District 10](#)  
**Resubdivision:**  
Location: 6910 West Courtyard Drive, West Bull Creek Watershed  
Owner/Applicant: Richard A Engel  
Agent: Perales Engineering LLC (Jerry Perales, P.E.)  
Request: The approval of Courtyard Final Plat and Subdivision (Withdraw / Resubmittal of C8-2017-0016.0A) plat composed of 2 lots on 3.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

## **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. 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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	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	