



Zoning & Platting Commission

April 17, 2018 at 6:00 P.M.

City Hall

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 April 3, 2018.
2. Approval of minutes from special called meeting April 10, 2018.

C. PUBLIC HEARINGS

- 1. 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
- 2. Rezoning:** [C14-2018-0019 - Eubank Acres Section Four Lots 16 thru 21 Rezoning; District 7](#)
Location: Cherokee Street and Cedar Valley Cove, Walnut Creek Watershed
Owner/Applicant: CMST Development, LLC (Charles S. Nichols, Jr.)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Rezoning:** [C14-2018-0021 - Lamppost Residential Community; District 7](#)
Location: 12500 Lamppost Lane, Walnut Creek Watershed
Owner/Applicant: HQR Investments, LLC Series 12500 (Michael Vasquez)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to SF-5
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Environmental Variance(s):** [SP-2017-0306C - La Mexicana Supermercado; District 2](#)
Location: 2004 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: TATI Investments Group, LLC
Agent: Cuatro Consultants, Ltd., Hugo Elizondo, Jr., P.E.
Request: The applicant is proposing construction on slopes associated with the access drive and parking lot, fill on slopes associated with the access drive and parking lot, and cut on slopes associated with the water quality pond.
Staff Rec.: **Recommended**
Staff: [Atha Phillips](#), 512-974-6303; [Clarissa Davis](#), 512-974-1423,
Development Services Department

5. **Final Plat:** [C8J-2012-0086.3A - Avana Phase 2, Section 3; District 8](#)
Location: Bernia Drive, Bear Creek Watershed
Owner/Applicant: Calatlantic Homes (Kevin Foradar)
Agent: LJA Engineering (John Clark)
Request: Approval of the Avana Phase 2, Section 3 final plat of 58 lots on 66.9 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2766, Development Services Department
6. **Final Plat - Amended Plat:** [C8-2018-0053.0A - Austin South Lamar Apartments; District 5](#)
Location: 1515 South Lamar Boulevard, West Bouldin Creek Watershed
Owner/Applicant: Stephen L. Clark Family Partnership LP et al (Stephen L. Clark)
Agent: Big Red Dog Engineering / Consulting (Vito Trupiano, P.E.)
Request: Approval of the Austin South Lamar Apartments plat composed of 1 lot on 3.8975 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat - Amended Plat:** [C8J-2018-0047.0A - Bear Creek Crossing Phase 1 - Amended Plat](#)
Location: 12300 Twin Creek Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering, Inc. (Daniel Ryan P.E.)
Request: Approval of the Bear Creek Crossing Phase 1 - Amended Plat composed of 112 lots on 39.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Amended Plat:** [C8-2018-0054.0A - 1901 Brackenridge Street; District 9](#)
Location: 1901 Brackenridge Street, Bull Creek Watershed
Owner/Applicant: Lauren Diane Degelia Vikers
Agent: Perales Engineering, L.L.C. (Jerry Perales)
Request: Approval of 1901 Brackenridge Street composed of 1 lot on 0.1 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8J-2018-0048.0A - Rim Rock Subdivision](#)
Location: 11850 Rim Rock Trail, Slaughter Creek Watershed
Owner/Applicant: Rim Rock Trail Properties (Dennis Bohls)
Agent: Doucet & Associates, Inc. (Andy Dodson)
Request: Approval of the Rim Rock Subdivision composed of 2 lots on 11.02 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 10. Final Plat:** [C8-2018-0051.0A - Execu Tesla; District 2](#)
Location: 2705 East SH 71, Colorado River Watershed
Owner/Applicant: Execu Tesla (Jedediah Grant)
Agent: Urban Design Group (Vanessa Mendez)
Request: Approval of Execu Tesla composed of 1 lot on 0.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Final Plat:** [C8-2018-0052.0A - Ching and Bing Tai Subdivision; District 10](#)
Location: 1416 North Weston Lane, Lake Austin Watershed
Owner/Applicant: Bing Tai
Agent: The Moore Group (Edward Moore)
Request: Approval of the Ching and Bing Tai Subdivision composed of 1 lot on 4.77 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat - Previously Unplatted:** [C8-2017-0193.1A - District 54 Final Plat; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North (Gordon Reger)
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval of the District 54 Final Plat composed of 14 lots on 275.01 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Final Plat - Resubdivision:** [C8-2018-0045.0A - Wells Branch Corner Market; District 7](#)
Location: 501 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy Heatherwilde LP (Mark P. Sealy)
Agent: Jones & Carter (Joseph York)
Request: Approval of the Wells Branch Corner Market plat composed of 1 lot on 1.97 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2018-0046.0A - Northgate Addition Resubdivision of Lots 1 & 2, Block F; District 7](#)
Location: 1101 Stobaugh Street, Waller Creek Watershed
Owner/Applicant: Souza Joidemar & Marta
Agent: SEC Solutions, Inc. (Marco Esteban Castaneda)
Request: Approval of the Northgate Addition Resubdivision of Lots 1 & 2, Block F plat, composed of 5 lots on 1 acre
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 15. Preliminary Plan:** [C8-2016-0146\(R1\) - Park 183 Revised Preliminary Plan; District 2](#)
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Park 183 Land, LLC (Adam Nims)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of the Park 183 Revised Preliminary Plan composed of 9 lots on 87.99 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat - with Preliminary:** [C8J-2018-0050.0A - Orchard Ranch](#)
Location: 11070 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Sam Williams
Agent: Dannenbaum Engineering Company (John Hines)
Request: Approval of the Orchard Ranch Final Plat composed of 68 lots on 82.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible adoption of Supplemental Rules and Policies. (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Lavani)

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](#)

Facilitator: Ivan Naranjo, 512-974-7649

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
*April 25, 2018	November 6, 2018
May 15, 2018	December 4, 2018
June 5, 2018	December 18, 2018
June 19, 2018	

**Consent agenda only meeting*