



Zoning & Platting Commission

August 21, 2018 at 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

AGENDA

Ana Aguirre – Secretary

Nadia Barrera-Ramirez

Dustin Breithaupt

Ann Denkler

Jim Duncan – Vice-Chair

Bruce Evans

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 meeting August 7, 2018.

Facilitator: Rosemary Avila 512-974-2784

Attorney: Alecia Mosadomi 512-974-2370

C. PUBLIC HEARINGS

- 1. Site Plan - Environmental Variance Only:** **SP-2018-0128D - Schwausch Boat Dock; District 10**

Location: 3335 Far View Drive; Bldg. BD, Lady Bird Lake Watershed

Owner/Applicant: Mark Schwausch

Agent: Rick Raspberry (Lake Austin Boat Dock & Shoreline Permits)

Request: To allow construction of a tram and boat dock within a standard 150-foot width Critical Environmental Feature buffer for 3 Canyon Rimrocks/Seeps.

Staff Rec.: **Not Recommended; Request for Indefinite Postponement by the Applicant**

Staff: Atha Phillips, (512) 974-2132
Development Services Department
- 2. Preliminary Plan:** **C8J-2016-0163 - Whisper Valley, Village 1, Phase 2**

Location: E. Braker Lane at Petrichor Blvd., Gilleland Creek Watershed

Owner/Applicant: Club Deal 120 (Doug Gilliland/Adam Moore)

Agent: LandDev Consulting, LLC (Judd Williams)

Request: Approval of the Whisper Valley, Village 1, Phase 2 preliminary plan, comprised of 285 lots on 68.55 acres.

Staff Rec.: **Recommended**

Staff: Sue Welch, 512-854-7637,
Single Office - Travis County -TNR - Development Services Division
- 3. Final Plat with Preliminary Plan:** **C8-2017-0307.2A - The Vistas of Austin, Section 3; District 2**

Location: 1834 Old Lockhart Road, Rinard Creek Watershed

Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)

Agent: BGE, Inc. (Jacob Kondo)

Request: Request approval of The Vistas of Austin, Section 3, a final plat out of a preliminary plan, comprised of 80 lots on 14.07 acres.

Staff Rec.: **Recommended**

Staff: Steve Hopkins, 512-974-3175
Development Services Department
- 4. Site Plan:** **SPC-2017-0449C - Lakeline AA; District 6**

Location: 9821 North Lake Creek Parkway, Lake Creek Watershed

Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)

Agent: Big Red Dog Engineering, Consulting (Vito Trupiano)

Request: Approval of a CUP for Congregate Living land use in MF-6 zoning.

Staff Rec.: **Recommended**

Staff: Anaiah Johnson, 512-974-2932
Development Services Department

Facilitator: Rosemary Avila 512-974-2784

Attorney: Alecia Mosadomi 512-974-2370

5. **Preliminary Plan:** [C8-2018-0012.SH - Goodnight Ranch Phase One - A Preliminary Plan; District 2](#)
Location: 2100 Block of East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (Myra Goepp)
Agent: Civile LLC (Lawrence Hanrahan)
Request: Approve a preliminary subdivision plan for 97 lots on 19.68 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
6. **Final Plat with Preliminary Plan:** [C8-2018-0012.1A.SH - Goodnight Ranch Phase One - A, Section Seven; District 2](#)
Location: 2100 Block of East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (Myra Goepp)
Agent: Civile LLC (Lawrence Hanrahan)
Request: Approve a final plat out of a preliminary plan for 97 lots on 19.68 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
7. **Final Plat with Preliminary Plan:** [C8-2015-0093.2A.SH - Bradshaw Crossing Section 13, District 2](#)
Location: 10400 Bradshaw Road, Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott LP
Agent: Lakeside Engineering (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary plan for 158 lots on 77.06 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
8. **Resubdivision:** **C8-2017-0185.0A - Bergstrom Storage Subdivision; District 3**
Location: 530 Bastrop Highway Southbound, Carson Creek Watershed
Owner/Applicant: Bergstrom Storage, LLC (Ricky Jenkins)
Agent: M3 Engineering LLC (Troy Moore)
Request: Approve the resubdivision of a portion of a lot with unplatted land into one lot on 14.879 acres.
Staff Rec.: **Not Applicable; Notification Error**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Facilitator: [Rosemary Avila](#) 512-974-2784

Attorney: [Alecia Mosadomi](#) 512-974-2370

9. **Resubdivision:** [C8-2017-0286.0A - Resubdivision of Lot 1 Cedar Elm Subdivision; District 7](#)
Location: 13313 Burnet Road, Walnut Creek Watershed
Owner/Applicant: MOPAC Hotel Development (Brendan Gilyan)
Agent: Doucet & Associates (Ted McConaghy)
Request: Approval of the resubdivision of an existing lot and unplatted property into a 1 lot subdivision on 6.510 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404,
Development Services Department
10. **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.: **Request for Indefinite Postponement by the Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
11. **Rezoning:** [C14-2018-0004 - Braker Office/Condo Park; District 1](#)
Location: 1308 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)
Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)
Request: MF-4 to GO-MU
Staff Rec.: **Pending; Staff postponement request to September 18, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
12. **Zoning:** [C14-2018-0061 - Texas Beef Council; District 6](#)
Location: 8708 1/2 North FM 620 Road, Lake Travis Watershed
Owner/Applicant: Texas Beef Council (Richard Wortham)
Agent: Cunningham-Allen, Inc. (Elias Haddad)
Request: I-RR to GO-MU
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
13. **Rezoning:** [C14H-2018-0084 - Bryson-Krueger-Critz House](#)
Location: 1602 West Lynn Street, Shoal Creek Watershed
Owner/Applicant: Historic Landmark Commission
Agent: Glen Coleman, South Llano Strategies
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Facilitator: [Rosemary Avila](#) 512-974-2784

Attorney: [Alecia Mosadomi](#) 512-974-2370

14. **Final Plat - Resubdivision:** [C8J-2018-0124.0A - Copperstone](#)
Location: 11900 Polk Road, North Fork Dry Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Mathew Scrivener); Darrell J. & Patricia G. Lebo
Agent: Kimley-Horn and Associates, Inc. (Robert J. Smith, P.E.)
Request: Approval of the Copperstone Final Plat composed of 157 lots on 33.08 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Previously Unplatted:** [C8J-2012-0161.7A - Kara Drive Bridge](#)
Location: South US 183 Highway, Onion Creek Watershed
Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
Agent: Kitchen Table Civil Solutions (Peggy Carrasquillo)
Request: Approval of the Kara Drive Bridge plat, composed of 3 lots on 1.05 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Previously Unplatted:** [C8J-2018-0125.0A - Ayala and Amigos Subdivision](#)
Location: 15709 FM 812 Road, Maha Creek Watershed
Owner/Applicant: Araceli Silva; Daniel Perez
Agent: Hector L. Avila
Request: Approval of the Ayala and Amigos Subdivision Final Plat composed of 6 lots on 15.161 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Preliminary Plan:** [C8J-2015-0143.02 - Wolf Creek Subdivision](#)
Location: 7905 Wolf Lane, Maha Creek Watershed
Owner/Applicant: Catherine Goerner
Agent: Vigil & Associates (Hermann Vigil)
Request: Approval of the Wolf Creek Subdivision composed of 163 lots on 153.937 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. **Final Plat - Resubdivision:** [C8J-2018-0131.0A - State Farm Section Four Resubdivision of Lot 2, Blk D](#)
Location: 13600-13711 Briarwick Drive, Lake Creek Watershed
Owner/Applicant: Coppell Building, LTD (Rita Santamaria)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Devine)
Request: Approval of the State Farm Section Four Resubdivision on of Lot 2, Block D composed of 2 lots on 6.82 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Previously Unplatted:** [C8J-2018-0121.0A - Morrowind Glen](#)
Location: 10325 Circle Drive, Slaughter Creek Watershed - Barton Springs Zone
Owner/Applicant: Acta Non Verba, LLC (Tiffany Berry)
Agent: Thompson Land Engineering (Mark Roeder)
Request: Approval of the Morrowind Glen composed of 3 lots on 5.02 acres
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
20. **Final Plat - With Preliminary:** [C8J-2008-0176.01.6A - Sun Chase South Section 6 Final Plat; District 2](#)
Location: Pearce Lane, Dry Creek East Watershed
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Sun Chase South Section 6 Final Plat, composed of 42 lots on 10.87 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Preliminary Plan - Revised Preliminary:** [C8-2018-0118 - Whisper Valley, Village 1- Phases 3 & 4; District 1](#)
Location: 9501 North FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills, TX LP (Douglas Gilliland)
Agent: LandDev Consulting, LLC (Judd Willmann)
Request: Approval of the Whisper Valley, Village 1- Phases 3 & 4 plat, composed of 390 lots on 112.65 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 22. Final Plat:** [C8-2018-0123.0A - Greyrock Office Subdivision; District 8](#)
Location: 7403 SH 45 Eastbound, Slaughter Creek Watershed - Barton Springs Zone
Owner/Applicant: Davaus Tree, LP
Agent: Austin Civil Engineering (Gracie Ward)
Request: Approval of the Greyrock Office Subdivision composed of 1 lot on 4.17 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. ITEMS FROM THE COMMISSION

1. [Capital Metro Interlocal Agreements](#)
Discussion and possible action on recommendation(s) regarding interlocal agreements between Capital Metro and City of Austin. Co-Sponsors: Commissioner King; Commissioner Aguirre
2. **Revision of the Austin Land Development Code**
Discussion and possible action regarding matters related to any proposed project to revise the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan
3. **Austin Land Development Code: Top 10 Problems**
Discussion and possible action concerning the top 10 problems with the current code and its administration. Co-Sponsors: Commissioner Greenberg; Commissioner Aguirre
4. **Planned Unit Development Schedule**
Discussion regarding schedule of upcoming planned unit developments including Circuit of the Americas and Camelback. Co-sponsors: Commissioner Evans; Commissioner Lavani

E. 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.

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) (Commissioners: Breithaupt, Denkler and Greenberg)

[Comprehensive Plan Joint Committee](#) (Commissioners: Aguirre, Evans and Lavani)

[Small Area Planning Joint Committee](#) (Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

ADJOURNMENT

Facilitator: [Rosemary Avila](#) 512-974-2784

Attorney: [Alecia Mosadomi](#) 512-974-2370

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*