



**Zoning & Platting Commission**  
**December 4, 2018 at 6:00 P.M.**  
**City Hall – Board and Commission Room**  
**301 W. 2<sup>nd</sup> 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 Tatkow

### **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 November 20, 2018.

## C. PUBLIC HEARINGS

- 1. Final Without Preliminary Plan:** [C8J-2017-0212.0A - Bayer Subdivision - Final Plat](#)

Location: Decker Lake Road, Elm Creek Watershed  
Owner/Applicant: Decker Lane Property, LLC (Jimmy Bayer)  
Agent: Landmark Engineering, LLC (Michael Santangelo)  
Request: Approval of the final plat of Bayer Subdivision, comprised of 1 lot on 15.01 acres.

Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562  
Single-Office: Travis County/City of Austin
  
- 2. Site Plan - Compatibility Waiver:** [SP-2018-0092C - The Greens on Cooper Lane; District 2](#)

Location: 7601 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes  
Agent: Thrower Design (Ron Thrower)  
Request: Request approval of a waiver to encroach into the 25' compatibility setback along the north and east property lines. [LDC 25-2-1063]

Staff Rec.: **Recommended**  
Staff: [Rosemary Avila](#), 512-974-2784  
Development Services Department
  
- 3. Site Plan - Environmental Variance Only:** [SP-2017-0478D - All Stor Westlake](#)

Location: 9021 FM 2244 Road, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: All Stor Westlake (Brendan Callahan)  
Agent: Nhat Ho, Civiltude  
Request: Request a variance from LDC 25-8-342 Fill Requirements to allow fill up to 11 feet.

Staff Rec.: **Recommended.**  
Staff: [Pamela Abee-Toulli](#), 512-974-1879  
Development Services Department

Facilitator: Sherri Sirwaitis, 512-974-3057

Attorney: Brent Lloyd, 512-974-2974

4. **Site Plan-  
Conditional Use  
Permit:** [SPC-2017-0516C - Pioneer Crossing East Amenity Center; District 1](#)  
 Location: 3309 Blazeby Drive, Walnut Creek Watershed  
 Owner/Applicant: D.R. Horton  
 Agent: LJA Engineering, Inc. (TW Hoysa)  
 Request: Request approval of a Conditional Use Permit to construct an amenity center.  
 Staff Rec.: **Recommended**  
 Staff: [Jeremy Siltala](#), 974-2945  
 Development Services Department
5. **Resubdivision:** [C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane; District 2](#)  
 Location: 7513 Cooper Lane, South Boggy Creek Watershed  
 Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)  
 Agent: Throrer Design (Ron Throrer)  
 Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
6. **Resubdivision:** [C8-2017-0294.0A - Resubdivision of Lot 1, Anita Subdivision; District 8](#)  
 Location: 1608 Barclay Dive, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Adam and Megan Harris  
 Agent: Masterplan (Karen Wunsch)  
 Request: Approve the resubdivision of one lot with some unplatted land into one lot on 2.26 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department
7. **Final Plat:** [C8-2017-0219.0A - Talia Homes; District 5](#)  
 Location: 7505 Wynne Lane, South Boggy Creek Watershed  
 Owner/Applicant: La Picharow LLC (Glenn Latta)  
 Agent: Civilitude LLC (Eyad Kasemi)  
 Request: Approval of the Talia Subdivision, Lots 1 & 2 (0.161 ac. each), formerly Lot 11, Block A of Brownleaf Estates.  
 Staff Rec.: **Recommended**  
 Staff: [David Wahlgren](#), Supervisor, 512-974-6455  
 Development Services Department

- 8. Final Plat:** [C8-2014-0251.3A – Heritage Point at Wildhorse Ranch, Section 3; District 1](#)  
 Location: East Parmer Lane and SH 130, Gilliland Creek Watershed  
 Owner/Applicant: Texas Titan Development, LLC (William Peruzzi)  
 Agent: Kimley-Horn & Associates (Rob Smith)  
 Request: Approval of the final plat of Heritage Point at Wildhorse Ranch, Section 3, comprised of 96 lots on 24.9 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
- 9. Resubdivision with variance:** [C8-2017-0283.0A - Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1; District 7](#)  
 Location: 11603 Tedford St., Walnut Creek Watershed  
 Owner/Applicant: Fayez S. Kazi  
 Agent: Civiltude (Jessica Milligan)  
 Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.5447 acres with a variance from L.D.C. 25-4-175 to allow a flag lot.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department
- 10. Preliminary Plan:** [C8-2017-0158 - Ly & Nguyen Subdivision; Resubdivision of Lot 1; District 7](#)  
 Location: 2901 Harris Ridge & Parmer Lane, Walnut Creek / Harris Branch Watersheds  
 Owner/Applicant: Austin Ly & Nguyen, L/P  
 Agent: Way Consulting Engineering, Inc. (Way Atmadja, P.E.)  
 Request: Approval of the preliminary plan composed of 4 lots on 17.26 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department
- 11. Zoning:** [C14-2018-0106 - JBR Zoning; District 5](#)  
 Location: 9301 South IH 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: Holt Cat (Corinna Richter)  
 Agent: Kimley-Horn & Associates (Luke Caraway)  
 Request: I-RR to CS-CO  
 Staff Rec.: **Postponement request by the Staff to January 15, 2019**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department

- 12. Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)
- Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
- Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
- Agent: Alice Glasco Consulting (Alice Glasco)
- Request: PUD to PUD, to change conditions of zoning
- Staff Rec.: **Request for indefinite postponement by the Staff**
- Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 13. Rezoning:** [C14-2018-0138 - Champion-Camelback Agreement Rezoning; District 10](#)
- Location: 6409 City Park Road, West Bull Creek Watershed
- Owner/Applicant: Loop 360 Land, LP (Jonathan Coon)
- Agent: McLean & Howard, L.L.P. (Jeffrey S. Howard); Thrower Design (Ron Thrower)
- Request: MF-4-CO to GO-CO
- Staff Rec.: **Recommended**
- Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 14. Rezoning:** [C14-2018-0122 - 8600 Cameron Loop; District 5](#)
- Location: 8600 Cameron Loop, Williamson Creek Watershed; South Boggy Creek Watershed-Barton Springs Zone
- Owner/Applicant: Rita and Billy Davis
- Request: RR; SF-1 to SF-3
- Staff Rec.: **Recommended**
- Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 15. Zoning:** [C14-2018-0113 - Vista Parke; District 6](#)
- Location: 12001 Vista Parke Drive, Lake Travis Watershed
- Owner/Applicant: Parke Properties I, L.P. (Shay Rathbun), GFD Realty Investments, Ltd. (James George, Jr.)
- Agent: Stantec Consulting Services (Stephen Rye)
- Request: I-RR to SF-6
- Staff Rec.: **Recommended**
- Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

- 16. Rezoning:** [C14-2018-0116 - 13609 IH 35; District 7](#)  
Location: 13609 North Interstate Highway 35, Walnut Creek Watershed  
Owner/Applicant: Central Southwest Texas Development, LLC  
Agent: The Drenner Group, PC (Amanda Swor)  
Request: CS-CO to CS-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 17. Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: SF-2 to SF-4A and GR  
Staff Rec.: **Recommended, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 18. Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: DR and SF-2 to SF-4A and GR  
Staff Rec.: **Recommended, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 19. 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.: **Recommended, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 20. Rezoning:** [C14-2018-0110 - Middleton-Raley Residence; District 7](#)  
Location: 3707 McNeil Drive, Walnut Creek Watershed  
Owner/Applicant: Jefferson Raley  
Agent: Stienbomer, Bramwell & Vrazel Architects (Jennifer Vrazel)  
Request: RR to SF-1  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Facilitator: Sherri Sirwaitis, 512-974-3057

Attorney: Brent Lloyd, 512-974-2974

21. **Final Plat - Previously Unplatted:** [C8-2018-0201.0A - Wilson Parke Avenue Plat 1; District 6](#)  
 Location: 12108 Wilson Parke Avenue, Lake Travis Watershed  
 Owner/Applicant: SAS Institute Inc. (Patricia Darty)  
 Agent: Big Red Dog Engineering (Kendall Hackney)  
 Request: Approval of the Wilson Parke Avenue Plat 1 Final Plat composed of 1 lot on 10.54 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat:** [C8-2018-0199.0A - Charro Estates, Lot 12](#)  
 Location: 174 Privada Drive, Cedar Creek Watershed  
 Owner/Applicant: Richard B. Spencer  
 Agent: Vickrey & Associates (Anne Taylor)  
 Request: Approval of Charro Estates, Lot 12 composed of 9 lots on 10.07 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat:** [C8-2018-0197.0A - Copperfield Plan; District 1](#)  
 Location: 11822-11913 Shropshire Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Anh Nguyen  
 Agent: Green Civil Design (Kerri Pena)  
 Request: Approval of the Copperfield Plan comprised of 1 lot on 2.22 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
24. **Final Plat - Amended Plat:** [C8-2018-0204.0A - Lot 1 Ly & Nguyen Subdivision Amended Plat; District 7](#)  
 Location: 12901 Harris Ridge Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Austin Ly & Nguyen LP / Matador Project Solutions (Aaron Webb)  
 Agent: Way Consulting Engineers (Way Atmadja)  
 Request: Approval of the Lot 1 Ly & Nguyen Subdivision Amended Plat composed of 1 lot on 18.98 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
25. **Preliminary Plan - Preliminary:** [C8J-2018-0208 - Live Oak Springs](#)  
 Location: 9406 Morninghill Drive, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Artek Investments (David Knapp)  
 Agent: Civil Insite, LLC (Gregg Andrulis)  
 Request: Approval of the Live Oak Springs composed of 34 lots on 46.9 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

26. **Preliminary Plan:** [C8J-2014-0150.01 - Auro](#)  
 Location: FM 1325 Road, Rattan Creek Watershed  
 Owner/Applicant: Auro Development, LP (Nick Summerville)  
 Agent: Kimley-Horn & Associates (Luke Caraway)  
 Request: Approval of Auro composed of 5 lots on 50.09 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
27. **Final Plat - Amended Plat:** [C8-2018-0205.0A - Barton Heights "B" Resubdivision of Lots 1 & 12, Block A; District 5](#)  
 Location: 1516 Kinney Avenue, Lady Bird Lake Watershed  
 Owner/Applicant: Moazami Endeavors, LLC (Amir Moazami)  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Approval of the Barton Heights "B" Resubdivision of Lots 1 & 12, Block A composed of 2 lots on 0.36 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
28. **Final Plat - Resubdivision:** [C8-2018-0202.0A - The Parke - Phase C Resubdivision of Lot 2, Block G; District 6](#)  
 Location: 11920 Wilson Parke Avenue, Lake Travis Watershed  
 Owner/Applicant: SAS Institute Inc. (Patricia Darty)  
 Agent: Big Red Dog Engineering (Kendall Hackney)  
 Request: Approval of The Parke Phase C Resubdivision of Lot 2, Block G Final Plat composed of 2 lots on 81.5 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
29. **Final Plat:** [C8-2018-0198.0A - Three Hills Apartments Subdivision; District 5](#)  
 Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: South IH 35 Investors LP  
 Agent: Jones Carter (Gemsong Ryan)  
 Request: Approval of the Three Hills Apartments Subdivision composed of 3 lots on 58.39 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
30. **Final Plat:** [C8J-2018-0209.0A - Ventura Parmer Lane](#)  
 Location: 8407 East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: E290/Parmer, Ltd. c/o Endeavor Real Estate Group & Jass Benny G & Mary Alice & Rodriguez Family Revocable Living Trust  
 Agent: Gilbert Balderas & Kimley-Horn and Associates (Robert Smith)  
 Request: Approval of Ventura Parmer Lane composed of 1 lot on 31.29 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

**31. Final Plat:** [C8-2018-0200.0A - Wilson Parke Avenue Plat 2 \(Withdraw / Resubmittal of C8-2017-0272.0A\); District 6](#)  
Location: 12108 Wilson Parke Avenue, Lake Travis Watershed  
Owner/Applicant: SAS Institute Inc. (Patricia Darty)  
Agent: Big Red Dog (Esteban Gonzalez and Kendall Hackney)  
Request: Approval of Wilson Parke Avenue Plat 2 (Withdraw / Resubmittal of C8-2017-0272.0A) composed of 1 lot on 2.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**32. Development Terms & Conditions:** [Austin Country Club – Proposed Development Terms & Conditions](#)  
Location: 4408 Long Champ Drive. Lake Austin and St. Stephens Watersheds  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: Consider “Development Terms & Conditions” associated with proposed approval of an agreed final judgment and order in pending litigation affecting land use and environmental regulations applicable to Austin Country Club’s 179-acre tract located in Northwest Austin, at 4408 Long Champ Drive.  
Staff: [Brent Lloyd](#), Assistant City Attorney, 512-974-2974  
Law Department  
[Andrew Linseisen](#), Assistant Director, 512-974-2239  
Development Service Department  
[Chris Herrington](#), Environmental Officer, 512-974-2840  
Watershed Protection Department

## D. ITEMS FROM THE COMMISSION

### 1. Revision of the Austin Land Development Code

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

## **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**

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
<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

Speaker	Number	Time Allocated
<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.