



Zoning & Platting Commission

December 18, 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 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 December 4, 2018.

Facilitator: Heather Chaffin 512-974-2122

Attorney: Brent Lloyd, 512-974-2974

C. PUBLIC HEARINGS

- 1. 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: Faye 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
- 2. 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: Civiltude 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](#), 512-974-6455
Development Services Department
- 3. Final Plat from approved Preliminary Plan:** [**C8-2017-0241.1A - Gene Taylor Tract; District 6**](#)
Location: S. O'Connor Dr. & N.B. State Highway 45, Lake Creek Watershed
Owner/Applicant: Lewis Woods, LLC
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval for the final plat composed of five lots on 32.45 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 4. Final Plat out of a Preliminary Plan:** [**C8J-2008-0168.2A - Entrada Phase 4**](#)
Location: Immanuel Road and Crystal Bend Drive, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
Agent: Carlson, Brigrance, and Doering, Inc. (Christine Methvin & Steve Cates)
Request: Approval of Entrada Phase 4 (a small lot subdivision) final plat consisting of 195 total lots on 72.588 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), (512) 854-1434
Single Office

Facilitator: Heather Chaffin 512-974-2122

Attorney: Brent Lloyd, 512-974-2974

5. **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
6. **Preliminary Plan:** [**C8-2017-0291 - Wildhorse Ranch Amenity Center; District 1**](#)
Location: 10400 E. Parmer Lane & Wildhorse Trail, Gilleland Creek Watershed
Owner/Applicant: Texas WH 200, LP / HOM Titan Development
Agent: Kimley-Horn & Associates, Inc. (Josh W. Miksch, P.E.)
Request: Approval of the preliminary plan composed of 1 lot on 8.18 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
7. **Site Plan Extension:** [**SPC-05-0012A\(XT3\) - Champion Commercial Development \(Part A\); District 10**](#)
Location: 6015 North Capital of Texas Highway Northbound, Bull Creek Watershed
Owner/Applicant: Champion Assets Ltd. & Champion-Meier Assets Ltd. (Clark Meyer)
Agent: Kimley-Horn & Associates, Inc. (Joel Wixson)
Request: Approval of a three year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department
8. **Zoning:** [**C14-2018-0119 - 3005 E State Highway 71; District 2**](#)
Location: 3005 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: Dimension Properties, Inc. (Mark J. Salmanson; Michael J. Kuhn)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: I-SF-2 to CS-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
9. **Rezoning:** [**C14-2018-0125 - 8534 South Congress Zoning; District 2**](#)
Location: 8534 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: James and Suzanne Bell; Lilla Sullivan (James M. Bell, Jr.)
Agent: Thrower Design (Ron Thrower)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: Heather Chaffin 512-974-2122

Attorney: Brent Lloyd, 512-974-2974

10. **Rezoning:** [C14-2018-0127 - IH 35 Apartments; District 5](#)
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: JCI Residential, LLC (Ross Hamilton)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-MU-CO to MF-4
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
11. **Rezoning:** [C14-2018-0117 - Lovola Lofts; District 1](#)
Location: 6420 Loyola Lane, Walnut Creek Watershed
Owner/Applicant: Horizon Worship Center of Austin (Billy Hines)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: LR and SF-3 to GR-MU-CO, as amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
12. **Zoning:** [C14-2018-0098 - Howard Lane Residential; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, L.P. for Ruth May Mulenex, et al
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: I-RR to SF-2
Staff Rec.: **Pending; Request for indefinite postponement by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
13. **Zoning:** [C14-2018-0099 - Howard Lane Commercial; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, L.P. for Ruth May Mulenex, et al
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: I-RR to LR
Staff Rec.: **Pending; Request for indefinite postponement by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
14. **Rezoning:** [C14-2018-0132 - C&T Shops Suite M Rezoning; District 7](#)
Location: 1200 West Howard Lane, Walnut Creek Watershed
Owner/Applicant: C&T Shops on Howard Lane, Ltd. (Jeffrey Kissel)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS-CO to CS-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Facilitator: Heather Chaffin 512-974-2122

Attorney: Brent Lloyd, 512-974-2974

15. **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-2-CO to GO-MU
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
16. **Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Richard Raymond Peterson and Carol Ann Peterson Starr
Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Request: SF-2 to SF-4A and GR
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
17. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Richard Raymond Peterson and Carol Ann Peterson Starr
Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
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
18. **Final Plat:** [C8J-2018-0212.1A - Resubdivision of Lot 4A Easton Park Section 1B Amended; District 2](#)
Location: 7514-1/2 Colton Bluff Springs Road, Dry Creek North Watershed
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Resubdivision of Lot 4A Easton Park Section 1B Amended composed of 5 lots on 25.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8J-2018-0216.0A - Howard Subdivision Amended Plat of Replat; District 1](#)
Location: 3119 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Peter Pham
Agent: Jeffrey Ashorn
Request: Approval of the Howard Subdivision Amended Plat of Replat composed of 2 lots on 10 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: Heather Chaffin 512-974-2122

Attorney: Brent Lloyd, 512-974-2974

20. **Final Plat - Resubdivision:** [C8-2018-0215.0A - Presidio East Subdivision Resub of Lot 3 Block A; District 6](#)
Location: 13501 Lyndhurst Street, Lake Creek Watershed
Owner/Applicant: TP Heritage Inn of Austin LLC
Agent: Austin Civil Engineering (Isabel Martinez)
Request: Approval of Presidio East Subdivision Resubdivision of Lot 3 Block A composed of 2 lots on 7.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2018-0214.0A - Charro Estates](#)
Location: 694 Mesa Drive, Cedar Creek Watershed
Owner/Applicant: JJ and R Trucking (Jocelyn Fuentes)
Agent: ATX Permit and Consulting LLC (Lila Nelson)
Request: Approval of the Charro Estates Final Plat composed of 5 lots on 5.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Preliminary Plan:** [C8J-2018-0212 - Easton Park 1-B Lot 4 Preliminary Plan; District 2](#)
Location: 7514-1/2 Colton Bluff Springs Road, Dry Creek North Watershed
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Easton Park 1-B Lot 4 Preliminary Plan composed of 5 lots on 25.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Preliminary Plan:** [C8J-2018-0213 - Longview; District 2](#)
Location: 6001-1/2 Kellam Road, Dry Creek East Watershed
Owner/Applicant: AE Johnson, Ltd. (Eugene A. Johnson)
Agent: Peloton Land Solutions (Paulo Misi)
Request: Approval of the Longview Preliminary Plan composed of 1510 lots on 430.71 acres
Staff Rec.: **Disapproval**
Staff: Development Services 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.

Facilitator: Heather Chaffin 512-974-2122

Attorney: Brent Lloyd, 512-974-2974

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	November 20, 2018
June 5, 2018	December 4, 2018
June 19, 2018	December 18, 2018