



ZONING & PLATTING COMMISSION AGENDA

Tuesday, January 15, 2019

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, January 15, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[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 December 18, 2018.

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

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

Commission Liaison: [Andrew Rivera](#), 512-974-6508

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: Fayez S. Kazi
Agent: Civiltude (Eyad Kasemi)
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. A valid petition has been filed in opposition to this case.

Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 2. 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: Thrower Design (Ron Thrower)
Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 3. 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 east property line. [LDC 25-2-1063]

Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370
Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Resubdivision with variance:** [C8-2017-0308.0A - Cogbill Subdivision – Resubdivision of Lots 7 & 8; District 5](#)
Location: 1001 Cogbill Street, South Boggy Creek Watershed
Owner/Applicant: 2nd Street and 5th Street, LLC (Kirk Smith)
Agent: Stansberry Engineering Co, Inc (Blayne Stansberry)
Request: Approval of the Cogbill Subdivision - a resubdivision of Lots 7 & 8, composed of 4 lots on 0.83 acres. In addition, the Applicant requests a variance from Section 25-4-175 in order to resubdivide a lot using a flag lot design.

Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
5. **Final Plat with Preliminary:** [C8-2017-0154.1A - Riverbend West 2; District 2](#)
Location: 3101 Fallwell Lane (near intersection of S.H. 130 & S.H. 71 East), Colorado River Watershed
Owner/Applicant: GCRE/TX Austin Master LLC (Joseph Goveia)
Agent: Urban Design Group (Vanessa Mendez)
Request: Approve a final plat out of an approved preliminary plan for 5 lots on 95.345 acres.

Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
6. **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
7. **Rezoning:** [C14-2018-0139 - 1903 Keilbar; District 5](#)
Location: 1903 Keilbar Lane, South Boggy Creek Watershed
Owner/Applicant: 1905 Keilbar LLC (Michael Winningham)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370
Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **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 GR-CO, as amended
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
9. **Restrictive Covenant Termination:** [C14-85-392\(RCT\) - Lakeline at 183A; District 6](#)
Location: 14115 North U.S. Highway 183A Northbound Service Road, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds
Owner/Applicant: C.H. Revocable Trust and as trustee of the David A. Hartman Irrevocable Non-Exempt Family Trust (Claudette Hartman, Trustee)
Agent: The Drenner Group, PC (Amanda Swor)
Request: To terminate conditions of the existing public restrictive covenant
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
10. **Rezoning:** [C14-2018-0133 - Lakeline at 183A; District 6](#)
Location: 14115 North U.S. Highway 183A Northbound Service Road, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds
Owner/Applicant: C.H. Revocable Trust and as trustee of the David A. Hartman Irrevocable Non-Exempt Family Trust (Claudette Hartman, Trustee)
Agent: The Drenner Group, PC (Amanda Swor)
Request: CH, GO, and GR to GR-MU
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
11. **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

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370
Commission Liaison: [Andrew Rivera](#), 512-974-6508

12. **Rezoning:** [C814-96-0003.14 - Pioneer Crossing PUD Amendment #14; District 1](#)
Location: 3124 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC
Agent: LJA Engineering (T. Walter Hoysa, P.E.)
Request: PUD to PUD, to amend conditions of zoning
Staff Rec.: **Recommendation Pending; Indefinite Postponement Request by Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
13. **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.: **Recommendation of SF-2-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
14. **Final Plat:** [C8-2017-0291.1A - Wildhorse Ranch Amenity Center; District 1](#)
Location: 10400 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: HOM Titan Development (William Peruzzi)
Agent: Kimley-Horn (John Miksch)
Request: Approval of the Wildhorse Ranch Amenity Center composed of 1 lot on 8.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat:** [C8J-2018-0225.0A - Flores-Melchor-Amaro Subdivision](#)
Location: 2701 Bliss Spillar Road, Bear Creek Watershed
Owner/Applicant: Eduardo Flores; Jose Luis Melchor
Agent: LOC Consultants (Sergio Lozano Sanchez, P.E.)
Request: Approval of the Flores-Melchor-Amaro Subdivision comprised of 3 lots on 10.929 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat:** [C8J-2018-0226.1A - Milky Way Subdivision; District 6](#)
Location: 10200-10625 Milky Way Drive, Bull Creek Watershed
Owner/Applicant: Milky Way Holdings (Garrett S. Martin)
Agent: Kichen Table Civil Solutions (Peggy Carrasquillo)
Request: Approval of the Milky Way Subdivision composed of 50 lots on 42.06 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370
Commission Liaison: [Andrew Rivera](#), 512-974-6508

17. **Final Plat:** [C8-2018-0227.0A - Circle at Nelms Subdivision; District 2](#)
Location: 6200 Bluff Springs Road, Williamson Creek Watershed
Owner/Applicant: The Circle at Nelms, LLC
Agent: Genesis 1 Engineering (George A. Gonzales, P.E.)
Request: Approval of the Circle at Nelms Subdivision composed of 1 lot on 1.78 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat:** [C8-2014-0150.01 - Auro](#)
Location: FM 1325 Road, Rattan Creek Watershed
Owner/Applicant: Kimley-Horn (Stephen Swan); Auro Development (Nick Summerville)
Agent: Kimley-Horn & Associates (Luke Caraway)
Request: Approval of the Auro composed of 7 lots on 50.09 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat:** [C8-2016-0145.3A - Parker Creek Ranch Phase 3 \(Withdraw / Resubmittal of C8J-2015-0105\); District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Russell and Jeann Parker; Forestar (USA) Real Estate Group Inc.
Agent: BGE (Brian Grace)
Request: Approval of Parker Creek Ranch Phase 3 (Withdraw / Resubmittal of C8J-2015-0105) composed of 113 lots on 26.98 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat:** [C8J-2018-0222.0A - Enclave at Sarah's Creek](#)
Location: 2711 West Pecan Street, Gilleland Creek Watershed
Owner/Applicant: Blackburn Trust (Christopher Blackburn)
Agent: LJA Engineering, Inc. (Brian Faltesek, P.E.)
Request: Approval of the Enclave at Sarah's Creek composed of 1 lot on 6.52 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat:** [C8-2018-0221.0A - Bluff Plaza; District 2](#)
Location: 4400 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: LDG Development LLC
Agent: Costello, Inc. (Steven Buffum)
Request: Approval of Bluff Plaza composed of 1 lot on 0.85 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

22. **Final Plat - Previously Unplatted:** [C8J-2018-0105.1A - Easton Park Section 3A Phase 1 Final Plat; District 2](#)
Location: 6400-6510 Colton Bluff Springs Road, North Fork Dry Creek Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 3A Phase 1 Final Plat composed of 172 lots on 59.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - Previously Unplatted:** [C8J-2018-0105.2A - Easton Park Section 3A Phase 2 Final Plat; District 2](#)
Location: 6400-6510 Colton Bluff Springs Road, North Fork Dry Creek Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 3A Phase 2 Final Plat composed of 99 lots on 83.93 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat - Resubdivision:** [C8-2018-0223.0A - Generational Properties; District 6](#)
Location: 6002-½ McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Generational Commercial Properties
Agent: GARZA EMC (John Pelham)
Request: Approval of the Generational Properties Final Plat composed of 1 lot on 126.7 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat - Resubdivision:** [C8-2019-0002.0A - Highland Park West Resubdivision of Portions of Lots 3, 4 & 5, Block O; District 10](#)
Location: 4701 Crestway Drive, Taylor Slough North Watershed
Owner/Applicant: Karen Brimble
Agent: Prossner and Associates, Inc. (Kurt Prossner)
Request: Approval of the Highland Park West Resubdivision of Portions of Lots 3, 4 & 5; Block O Final Plat composed of 2 lots on 1.15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

26. **Final Plat with Preliminary:** [C8J-2008-0048.01.8A - Eastwood Section 1](#)
Location: South FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: Cyclone Development, Inc. (John S. Lloyd)
Agent: Randall Jones & Associates Engineering Inc. (Ashley S. Hanson, P.E.)
Request: Approval of the Eastwood Section 1 Final Plat composed of 2,305 lots on 664.53 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat - Resubdivision:** [C8-2018-0220.0A - Jakes Forest Subdivision, District 8](#)
Location: 2407 Stratford Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Art Acevedo
Agent: Celco Surveying (George Lucas)
Request: Approval of Jakes Forest Subdivision composed of 2 lots on 1.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
28. **Final Plat with Preliminary:** [C8J-2008-0168.01.1A - Entrada Phase 1 Final Plat \(Withdraw / Resubmittal of C8J-2008-0168.3A\); District 1](#)
Location: Immanuel Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas, Land & Construction Ltd.
Agent: Carlson, Brigrance & Doering, Inc. (Steven Cates)
Request: Approval of Entrada Phase 1 Final Plat (Withdraw / Resubmittal of C8J-2008-0168.3A) composed of 191 lots on 55.79 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
29. **Preliminary Plan:** [C8J-2018-0226 - Milky Way Subdivision; District 6](#)
Location: 10200-10625 Milky Way Drive, Bull Creek Watershed
Owner/Applicant: Milky Way Holdings (Garrett S. Martin)
Agent: Kitchen Table Civil Solutions (Peggy Carrasquillo)
Request: Approval of the Milky Way Subdivision comprised of 50 lots on 42.06 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. BRIEFINGS

1. Briefing regarding Gentrification and Displacement

Briefing and discussion regarding the report, [*Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It*](#)

Presenter: [Jake Wegmann](#), Assistant Professor, UT Community and Regional Planning, 512- 471-0169

E. 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

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

[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: [Sherri Sirwaitis](#), 512-974-3057

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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.

2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 15, 2019	July 2, 2019
January 29, 2019	July 16, 2019
February 5, 2019	August 6, 2019
February 19, 2019	August 20, 2019
March 5, 2019	September 3, 2019
March 19, 2019	September 17, 2019
April 2, 2019	October 1, 2019
April 16, 2019	October 15, 2019
May 7, 2019	November 5, 2019
May 21, 2019	November 19, 2019
June 4, 2019	December 3, 2019
June 18, 2019	December 17, 2019