



**Zoning & Platting Commission**

**February 21, 2017 @ 6:00 P.M.**

City Hall – Council Chambers

301 W. 2<sup>nd</sup> Street

Austin, TX 78701

**AGENDA**

Ana Aguirre

Dustin Breithaupt

Ann Denkler – Parliamentarian

Jim Duncan

Bruce Evans

Yvette Flores

Betsy Greenberg

Jolene Kiolbassa – Secretary

Sunil Lavani

Gabriel Rojas – Vice - Chair

Thomas Weber - Chair

**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 February 7, 2017.

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2015-0083 - River Place; Districts 6 and 10](#)  
Location: Milky Way Drive, West Bull Creek Watershed  
Owner/Applicant: Berta Bradley  
Agent: McLean & Howard, LLP (Jeff Howard)  
Request: DR to SF-2  
Staff Rec.: **Recommendation of SF-1-CO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 and 10](#)  
Location: River Place Boulevard, West Bull Creek Watershed  
Owner/Applicant: Berta Bradley  
Agent: McLean & Howard, LLP (Jeff Howard)  
Request: DR to GO-CO  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0094 - Parmer Village, District 7](#)  
Location: 800 East Parmer Lane, Walnut Creek and Harris Branch Watersheds  
Owner/Applicant: Austin Ly & Nguyen LP (Kevin Nguyen)  
Agent: Tri-County Consultants (Phillip T. Duprey)  
Request: GR, LR-CO to GR-MU  
Staff Rec.: **Recommendation Pending; Staff postponement request to March 7, 2017**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 4. Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)  
Location: 10208 Lindell Lane, Gilleland Creek Watershed  
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)  
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)  
Request: I-RR to GR-MU  
Staff Rec.: **Recommendation Pending; Staff postponement request to April 18, 2017.**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

5. **Restrictive Covenant Termination:** [C14-85-149.100.02 - Scofield Apartments; District 7](#)  
 Location: 13121, 13125, 13133, 13139, 13145, 13147 FM 1325 and 3001 Scofield Ridge Parkway, Walnut Creek Watershed  
 Owner/Applicant: Ringgold Partners II, LP (John Bultman, III)  
 Agent: Drenner Group (Amanda Swor)  
 Request: To terminate a public restrictive covenant applied to this property in 1986 as part of zoning case C14-85-148.100.02  
 Staff Rec.: **Recommended**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
6. **Conditional Use Permit & Site Plan Variance:** [SPC-2016-0494A - Wing Daddy's; District 5](#)  
 Location: 9811 S. IH-35, Northbound Service Road, Onion Creek Watershed  
 Owner/Applicant: First Valley Tower  
 Agent: Masterplan (Karen Wunsch)  
 Request: Approve a Conditional Use Permit for a restaurant with late-hours alcohol sales located within 540 feet of property zoned SF-4, and approve a variance from LDC Section 25-5-146(B), which requires that parking for a late-hours restaurant be placed no less than 200 feet from property zoned SF-6 or more restrictive.  
 Staff Rec.: **Recommended**  
 Staff: [Michael Simmons-Smith](#), 512-974-1225  
 Development Services Department
7. **EV Variances, CUP and HCRO height bonus:** [SPC-2016-0055C - Junior League Community Impact Center; District 10](#)  
 Location: 5330 Bluffstone Lane, Bull Creek Watershed  
 Owner/Applicant: Junior League of Austin (Gregory M. Noack)  
 Agent: Garrett-Ihnen Civil Engineers (Jason Rodgers)  
 Request: 1. To approve EV Variances A. Cut and Fill (2 variances) above 4' [13-15-235]; B. Construction on slopes [13-15-237] 2.To approve HCRO Bonus Height provision [25-2-1128 (C)1 and 2]; 4. CUP for approval of Club or Lodge Use  
 Staff Rec.: **Recommended**  
 Staff: [Lynda Courtney](#), 512-974-2810  
 Development Services Department

8. **Final Plat with Preliminary:** [C8-2016-0146.1A - Park 183; District 2](#)  
 Location: 8219 Burleson Road, Onion Creek Watershed  
 Owner/Applicant: Park 183 Land, LLC  
 Agent: Jones & Carter (Gemsong Ryan)  
 Request: Request approval of Park 183, a resubdivision of Lot 1 of Sundberg Estates, comprised of 4 lots on 29.7 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
9. **Final Plat with Preliminary:** [C8J-04-0160.6A - Gilbert Lane Phase 2](#)  
 Location: 5511 Gilbert Road, Decker Creek  
 Owner/Applicant: Gilbert Lane Investments, (John Lloyd)  
 Agent: Murfee Engineering Co. (Ronee Gilbert)  
 Request: The approval of the final plat for Gilbert Lane Phase 2 consisting of 110 lots and associated right-of-way on 20.06 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
10. **Final Plat out of Approved Preliminary Plan:** [C8J-2014-0131.1A - Bear Creek Crossing Phase1 \(aka: Cebolla Creek\)](#)  
 Location: Twin Creeks Road (Just west of Old San Antonio Road), Bear and Onion Creeks  
 Owner/Applicant: Jarrod Gaither (512-770-8505)  
 Agent: LJA Engineering Inc. (Dan Ryan 512-439-4700)  
 Request: Approval of a final plat out of an approved preliminary consisting of 112 lots on 39.941 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Jose Luis Arriaga.](#), 512-854-7562  
 Single Office
11. **Final Plat:** [C8-2017-0021.0A - Mercedes-Benz for South Austin](#)  
 Location: 10810 S IH35, Onion Creek Watershed  
 Owner/Applicant: Riddell Family Partnership  
 Agent: Troy Moore (Jones-Carter)  
 Request: Final Plat (previously unplatted)  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

12. **Resubdivision:** [C8J-2017-0026.OA - South Form Estates lot 4A Resubdivision](#)  
Location: 8013 S FM 973 Road, Colorado River  
Owner/Applicant: Esther Mendez  
Agent: Ramon Duran Jr (ATX Design Group)  
Request: Resubdivision  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8J-2015-0188.SH.0A - Easton Park Section 2A-1](#)  
Location: 7000 AUBURN BLAZE LN, Cottonmouth Creek  
Owner/Applicant: Brookfield Residential (Carma Easton)  
Agent: LandDev Consulting, LLC (Russell Kotara)  
Request: The Approval of Easton Park Section 2A-1 composed of 247 lots on 23.15 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8J-2015-0188.SH.1A - Easton Park Section 2A.2](#)  
Location: 7000 Auburn Blaze Ln, Cottonmouth Creek  
Agent: LandDev Consulting, LLC (Russell Kotara)  
Request: The Approval of Easton Park Section 2A.2 composed of 247 lots on 23.15 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8J-2017-0014.OA - Block B of Overlook Estates, Phase 2 & Morgan Survey; Resubdivision](#)  
Location: 7813 Aria Loop, Barton Creek  
Owner/Applicant: Katherine B Wright  
Agent: Vincent Shaw  
Request: Approval of the Block B of Overlook Estates, Phase 2 & Morgan Survey Resubdivision Final Plat composed of 1 lot on 5.083 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2017-0016.OA - Courtyard Final Plat and Subdivision](#)  
Location: 6910 West Courtyard Drive, West Bull Creek  
Owner/Applicant: Perales Engineering, LLC (Jerry Perales)  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of the Courtyard Final Plat and Subdivision composed of 3 lots on 3.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**17. Final Plat with [C8J-2017-0020.1A - Indian Hills Corporate Park](#)**

**Preliminary:**

Location: 12101 Decker Lake Road, Decker Creek  
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Douglas Gilliland)  
Agent: Big Red Dog - Austin, LLC (Ricardo Decamps)  
Request: Approval of the Indian Hills Corporate Park Final Plat composed of 1 lot on 9.24 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**D. NEW BUSINESS**

1. Discussion and possible nomination and election of interim officers of the Zoning and Platting Commission.

**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. (Chair Thomas Weber, Vice-Chair Gabriel Rojas)

**F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

**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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<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.

**2017 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

January 3, 2017	June 20, 2017
January 17, 2017	July 18, 2017
February 7, 2017	August 1, 2017
February 21, 2017	August 15, 2017
March 7, 2017	September 5, 2017
March 21, 2017	September 19, 2017
April 4, 2017	October 3, 2017
April 18, 2017	October 17, 2017
May 2, 2017	November 7, 2017
May 16, 2017	December 5, 2017
June 6, 2017	December 19, 2017