



**Zoning & Platting Commission
July 21, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Dustin Breithaupt
Louisa Brinsmade – Secretary
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair

Susan Harris
Jolene Kiolbassa
Sunil Lavani
Gabriel Rojas - Chair
Tomas Weber

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 July 7, 2015.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2014-0186 - Hopper-Finley Tract; District 7**
Location: 2500 South Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Finley Company (Tim Finley)
Agent: Jones and Carter, Inc. (Gemsong Ryan, P.E.)
Request: DR to SF-4A for Tract 1, MF-4 for Tract 2 and GR for Tract 3
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to August 4, 2015**
Staff: Sherri Sirwaitis, (512)974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department
- 2. Rezoning:** **C14-2015-0071 - Bratton Lane Industrial Property; District 7**
Location: 16501 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Kotel Investments, Inc. (Jeff and Rami Kotel)
Agent: New Market Real Estate (Charles Christian)
Request: SF-2 to LI
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department
- 3. Rezoning:** **C14-2015-0079 - The Bungalows; District 7**
Location: 13311 Burnet Road, Walnut Creek Watershed
Owner/Applicant: Joe David Ross
Agent: Moncada Consulting (Phil Moncada)
Request: GO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department
- 4. Rezoning:** **C14-2015-0064 - Martin T. Moser Subdivision Rezoning; District 5**
Location: 10307 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Rebecca L. Euers
Agent: Thrower Design (Ron Thrower)
Request: SF-2 to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

5. **Zoning:** **C14-2015-0072 - Golf Cove Rezoning A; District 5**
 Location: 11106, 11110, 11114, 11118 and 11122 Golf Cove, Onion Creek Watershed
 Owner/Applicant: Valley View Commercial LLC (Mike Voticky)
 Agent: Thrower Design (Ron Thrower)
 Request: I-SF-2 to SF-2
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
6. **Zoning:** **C14-2015-0075 - Golf Cove Rezoning B; District 5**
 Location: 11130 Golf Cove, Onion Creek Watershed
 Owner/Applicant: Valley View Commercial LLC (Mike Voticky)
 Agent: Thrower Design (Ron Thrower)
 Request: I-SF-2 to SF-2
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
7. **Zoning:** **C14-2015-0060 - Onion Creek Commercial; District 5**
 Location: 2201 Onion Creek Parkway, Onion Creek Watershed
 Owner/Applicant: Forestar Real Estate Group, Inc. (Darlene Louk)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: I-RR to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
8. **Final with Preliminary Plan:** **C8J-05-0236.03.1A - Cantarra, Section III-A**
 Location: Ortman Drive, Harris Branch/Gilleland Creek Watersheds
 Owner/Applicant: Continental Homes LTD. (R. Maier)
 Agent: Carlson, Brigance and Doering, Inc. (Charles Brigance)
 Request: Approval of a final plat from a preliminary plan consisting of 55 single family lots on 8.952 acres.
 Staff Rec.: **Recommended**
 Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov; Travis County/City of Austin: Single Office

- 9. Final with Preliminary Plan: C8J-03-0146.6A - Austin Colony, Section 8**
Location: Red Tails Drive, Elm Creek Watershed
Owner/Applicant: Qualico AC, LTD (Vera Massaro)
Agent: Carlson, Brigrance and Doering, Inc. (Charles Brigrance)
Request: Approval of a final plat from a preliminary plan consisting of 73 single family lots on 13.2 acres.
Staff Rec.: **Recommended**
Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov;
Travis County/City of Austin: Single Office
- 10. Final Plat with Variance: C8-2014-0153.0A - Restoration Temple Subdivision; District 1**
Location: 6301 Moonglow Drive, Walnut Creek Watershed
Owner/Applicant: Restoration Temple (Pastor John Horne)
Agent: I.T. Gonzalez Engineering (Bill Graham)
Request: Approval of a final plat containing one lot on 4.51 acres, and a variance to LDC 25-4-151.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
Development Services Department
- 11. Preliminary Plan: C8J-2014-0150 - Auro Preliminary Plan**
Location: Northeast corner FM 1325 and County Road 172, Rattan Creek Watershed
Owner/Applicant: Auro Development LP (Nick Summerville)
Agent: Kimley Horn (Brian Parker, P.E.)
Request: Approval of the Auro Preliminary Plan composed of 2 lots on 50.09 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Development Services Department

- 12. Final Plat with Preliminary:** **C8-84-164.04(A)(92).6A - Circle C Ranch Tract 2B; District 8**
 Location: Edwardson Lane and Edwardson Cove, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Circle C Ranch Tract 2B. The proposed plat is composed of 17 lots on 13.20 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-9742786, don.perryman@austintexas.gov; Development Services Department
- 13. Preliminary Plan:** **C8-2014-0208 - Pearson Place Section Six; District 6**
 Location: Iveans Way, Gilleland Creek Watershed
 Owner/Applicant: Century Land Holdings II (Kevin Fleming)
 Agent: CSF Civil Group (James M. Cook)
 Request: Approval of Pearson Place Section Six composed of 56 lots on 35.55 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Development Services Department
- 14. Preliminary Plan:** **C8J-2015-0143 - Wolf Creek Subdivision**
 Location: 7905 Wolf Lane, Maha Creek Watershed
 Owner/Applicant: Catherine Goerner
 Agent: Vigil & Associates (Hermann Vigil)
 Request: Approval of Wolf Creek Subdivision composed of 176 lots on 153.937 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat:** **C8J-2015-0139.0A - Smithfield Condominiums**
 Location: 1500-1/2 Frate Barker Road, Slaughter Creek Watershed
 Owner/Applicant: Gypsum Management and Supply, Inc. (Mike Callahan)
 Agent: Cunningham-Allen, Inc. (Jana Rice)
 Request: Approval of Smithfield Condominiums composed of 2 lots on 10.892 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

16. Final Plat: C8-2015-0146.0A - Decker Corner
Location: 8602 FM 969 Road, Elm Creek Watershed
Owner/Applicant: John Baunach TH Development, LLC (Thomas Howells)
Agent: KBGE (Bryant Bell)
Request: Approval of Decker Corner composed of 4 lots on 19.646 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Final Plat: C8J-2015-0141.0A - Holt Cat Subdivision
Location: 9401 IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Holt Texas LTD (Tony Shedrock)
Agent: BEFCO Engineering, inc. (Joseph Willrich, P.E)
Request: Approval of Holt Cat Subdivision composed of 1 lot on 15.68 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. New Business:

Discussion and Action on appointing 3 Commissioners to the Economic and Capital Budget Joint Committee; and 3 Commissioners to the Small Area Planning Joint Committee.

E. 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 4 days before the meeting date. Please call Dora Anguiano at Planning and Zoning Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.