



**Zoning & Platting Commission  
August 4, 2015 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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  
Thomas 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 21, 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.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department
  
- 2. Rezoning:** **C14-2014-0193 - MMK Ventures, LLC; District 7**  
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: MKM Hotel Group, LLC (Saeed Minhas)  
Agent: Cuatro Consultants, Ltc. (Hugo Elizondo, Jr. P.E.)  
Request: RR to SF-4A  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department
  
- 3. Rezoning:** **C14-2015-0003A - South IH 35 Mixed Use Apartment Community - North side of Chaparral Road; District 2**  
Location: 504, 600, 606 and 700 Chaparral Road; 6900 and 6940 South IH 35 Service Road Southbound, Williamson Creek; South Boggy Creek Watersheds  
Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: CS to CS-MU-CO for Tract 1; GR-CO; NO-MU-CO; SF-2 to GR-MU-CO for Tract 2  
Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; GR-MU-CO and NO-MU-CO for a portion of Tract 2; Maintain SF-2 for remainder of Tract 2, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Zoning Department

4. **Rezoning:** **C14-2015-0003B - South IH 35 Mixed Use Apartment Community - South side of Chaparral Road; District 2**  
 Location: 701 and 709 Chaparral Road, South Boggy Creek Watershed  
 Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: CS; SF-3 to CS-MU-CO for Tract 1; SF-2 to GR-MU-CO for Tract 2  
 Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; NO-MU-CO for Tract 2, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department
5. **Rezoning:** **C14-2015-0077 - Davis-Williamson; District 10**  
 Location: 4305 Churchill Downs Road, Lake Austin Watershed  
 Owner/Applicant: Alicia K. Davis  
 Agent: Chas Architects (Bryan Jobe)  
 Request: RR to SF-1  
 Staff Rec.: **Recommended**  
 Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov); Planning and Zoning Department
6. **Site Plan - Waiver Request Only:** **SP-2014-0288C - Fort Dessau Amenity Center**  
 Location: 1425 Fort Dessau Road, Harris Branch Watershed  
 Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)  
 Agent: Gray Engineering (Steve Bertke)  
 Request: Compatibility waiver to LDC 25-2-1063(B) to allow a structure within 10 feet of a lot with a use permitted in an SF-5 or more restrictive zoning district is located.  
 Staff Rec.: **Recommended**  
 Staff: Brad Jackson, 512-974-3410, [brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov); Development Services Department

7. **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](mailto:steve.hopkins@austintexas.gov);  
Development Services Department
8. **Final Plat with Preliminary:** **C8-06-0133.02.1A.SH - Goodnight Ranch Phase One, Section Two; District 2**  
Location: E. Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: MVE Venture, Ltd. (Dean Goodnight)  
Agent: Civil E (Larry Hanrahan)  
Request: Approve a final plat out of an approved preliminary plan for 117 lots on 36.686 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Development Services Department
9. **Final Plat with Preliminary:** **C8-2014-0103.1A - Autumn Wood; District 5**  
Location: 2600 Drew Lane, Slaughter Creek Watershed  
Owner/Applicant: J. Brian Winterowd  
Agent: Vigil & Associates (Hermann Vigil)  
Request: Approval of the Autumn Wood final plat composed of 21 lots on 3.79 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Development Services Department

- 10. Final Plat - Resubdivision:** **C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision; District 10**  
Location: Harbor Village Trail, Lake Austin Watershed  
Owner/Applicant: Graham Mortgage Crop (Dean Castelhana)  
Agent: Conley Engineering (Carl Conley)  
Request: Approval of Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision of (Withdraw & Resubmit of C8J-2013-0218.0A) composed of 1 lot on 3.039 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Development Services Department
- 11. Final Plat - (Variances Only):** **C8-2014-0250.0A - Southpark Crossing; District 5**  
Location: 1811 Oak Hill Lane, Onion Creek Watershed  
Owner/Applicant: Journeyman Austin Holdings Inc. (Sam Kumar)  
Agent: Journeyman Austin Holdings, Inc. (Kurt David Goll)  
Request: The Applicant requests the following variances: (1) to delete the requirement of Section 25-4-33 which requires an applicant to include all the land in the original tract in the subdivision. (2) To delete the requirement of Section 25-4-151 which requires streets in a new subdivision to be aligned with and connect to streets on adjoining property.  
Staff Rec.: **(1) Recommended; (2) Not opposed**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Development Services Department
- 12. Preliminary Plan with Variances:** **C8-2015-0092 - The Enclave at Arch Hill; District 6**  
Location: 11915 Archhill Drive, Bull Creek Watershed  
Owner/Applicant: Haven Blue Development (Andrea Mangan)  
Agent: Site Specifics (B.J. Cornelius)  
Request: Approval of the preliminary plan composed of 19 lots on 5.96 acres with variances to L.D.C Section 25-6-171 to allow a private road and cove, and to L.D.C. 25-4-175 to allow a flag lot.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavla, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Development Services Department

- 13. Final Plat - Resubdivision: C8-2015-0151.0A - Cogbill Subdivision; District 5**  
 Location: Lenora Street, South Boggy Creek Watershed  
 Owner/Applicant: Helena Kwee  
 Agent: PSCE (Diane Bernal)  
 Request: Approval of the Cogbill Subdivision composed of 2 lots on 0.4182 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 14. Final Plat - Resubdivision: C8-2015-0150.0A - Walden Park; Replat of Lot 6 Block A of Resubdivision**  
 Location: 13901 North US 183 Highway Northbound, Lake Creek Watershed  
 Owner/Applicant: CBL Walden Park (Andrew Hodgson)  
 Agent: Texas Design Interests (Jeff Shindler)  
 Request: Approval of the Walden Park; Replat of Lot 6 Block A of Resubdivision composed of 2 lots on 3.6671 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 15. Preliminary Plan: C8J-2015-0156 - Woods of Greenshores Section Two**  
 Location: Pearce Road, Lake Austin Watershed  
 Owner/Applicant: Woods of Greenshores Section Two (Russell Parker)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Woods of Greenshores Section Two composed of 50 lots on 48.094 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 16. Final Plat: C8J-2015-0149.0A - Goebler Addition**  
 Location: 12927 Lowden Lane, Bear Creek Watershed  
 Owner/Applicant: Goebler Properties (Matt Goebler)  
 Agent: Ash & Assoc, LLC (Richard McDaniel)  
 Request: Approval of the Goebler Addition composed of 1 lot on 4.965 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 17. Final Plat: C8-2015-0157.0A - Reserve at Four Points**  
 Location: 11108 Zimmerman Lane, Bull Creek Watershed  
 Owner/Applicant: Sophia's Investments LLC (Aaron Googins)  
 Agent: Brown & Gay Engineers (Pablo Martinez)  
 Request: Approval of the Reserve at Four Points composed of 1 lot on 5.94 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

**18. Final Plat with Preliminary:** **C8-2010-0139.4A - Greyrock Ridge Phase 4**  
Location: South MoPac Expressway Southbound, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Blake Magee Company (Blake Magee)  
Agent: LJA Engineering & Surveying, Inc. (Lauren Powell)  
Request: Approval of Greyrock Ridge Phase 4 composed of 59 lots on 12 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**19. Final Plat:** **C8J-2015-0152.0A - Stoneridge Subdivision; District 8**  
Location: 3304 Stoneridge Road, Eanes Creek Watershed  
Owner/Applicant: GPA Stoneridge LLC (Terrell Gates)  
Agent: KBGE Engineering (Ellis Petersen)  
Request: Approval of Stoneridge Subdivision composed of 4 lots on 4.51 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. NEW BUSINESS**

- 1. New Business:**  
Request: Discussion and action on electing a Zoning & Platting Commission Assistant Secretary.
  
- 2. New Business:**  
Request: Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forward to the Office of the City Clerk.
  
- 3. New Business:**  
Request: Discussion and possible action on revising the Zoning and Platting Commission Rules and Regulations, and forward to the Office of the City Clerk.
  
- 4. New Business:**  
Request: Discussion and possible action on appointing 3 Commissioners to the Economic and Capital Budget Joint Committee; and 3 Commissioners to the Small Area Joint Committee.

## **E. ITEMS FROM COMMISSION**

## **F. 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.