



**Zoning & Platting Commission**  
**November 17, 2015 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

**AGENDA**

Dustin Breithaupt  
Ann Denkler – Parliamentarian  
Bruce Evans  
Yvette Flores  
Jackie Goodman – Vice-Chair  
Susan Harris

Jolene Kiolbassa – Secretary  
Sunil Lavani  
Gabriel Rojas – Chair  
Thomas Weber  
Vacant

**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 November 3, 2015.

## C. PUBLIC HEARINGS

- 1. Briefing & Presentation:** Briefing on development regulations related to floodplain and drainage; and presentation on "Future of the Creeks".  
Staff: Kevin Shunk, 512-974-9176, [Kevin.Shunk@AustinTexas.gov](mailto:Kevin.Shunk@AustinTexas.gov)  
Matt Hollon, 512-974-2212, [Matt.Hollon@AustinTexas.gov](mailto:Matt.Hollon@AustinTexas.gov)  
Watershed Protection Department
- 2. Rezoning:** **[C14-2015-0122 - Phase 5B Riverplace Center Rezoning; District 6](#)**  
Location: 10819 FM 2222 Road, Bull Creek and Panther Hollow Watersheds  
Owner/Applicant: Capella Commercial Riverplace LLC (Simon Lee)  
Agent: Land Answers (Jim Wittliff)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning & Zoning Department
- 3. Rezoning:** **[C14-2015-0140 - Latta Rezoning; District 5](#)**  
Location: 7505 Wynne Lane, South Boggy Creek Watershed  
Owner/Applicant: La Picharow, LLC (Glenn Latta)  
Request: MH to SF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning & Zoning Department
- 4. Zoning:** **[C14-2015-0136 - 6914 McNeil Dr., District 6](#)**  
Location: 6914 McNeil Drive, Rattan Creek Watershed  
Owner/Applicant: Douglas L. Reynolds  
Agent: Bury, Inc. (Kate Kniejski)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of LR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning & Zoning Department
- 5. Final Plat - Resubdivision:** **[C8-2015-0094.0A - Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A, District 5](#)**  
Location: 9500 Alice Mae Lane, Slaughter Creek Watershed  
Owner/Applicant: David Roche  
Agent: Cunningham-Allen (Jana Rice)  
Request: Approval of the Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A composed of 2 lots on 10.842 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)  
Development Services Department

6. **Final Plat with Preliminary:** [C8J-2013-0226.1A - Ring Tract Phase 1](#)  
 Location: South FM 1626 Road, Williamson Creek Watershed  
 Owner/Applicant: 2013 Land Investments (Mark Tickner)  
 Agent: Brown & Gay Engineers (Brian Williams)  
 Request: Approval of the Ring Tract Phase 1 composed of 147 lots on 48.435 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
7. **Final Plat with Preliminary:** [C8-04-0043.08.1A.SH - Mueller - Section X \(10\) Final Plat; District 9](#)  
 Location: 3600 Manor Road, Tannehill Branch Watershed  
 Owner/Applicant: City of Austin – Economic Development Department (Pam Hefner)  
 Agent: Bury, Inc. (Jose Farias)  
 Request: Approval of the Mueller -Section X (10) Final Plat composed of 250 lots on 45.05 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
8. **Final Plat:** [C8J-2015-0229.0A - Gelfer Subdivision](#)  
 Location: 11402 Rimrock Trail, Slaughter Creek Watershed  
 Owner/Applicant: Cobalt Companies, LLC (Zack Gelfer)  
 Agent: Brown & Gay Engineers (Steven Buffum)  
 Request: Approval of Gelfer Subdivision composed of 3 lots on 10.9 acres  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
 Development Services Department
9. **Final Plat - Amended Plat:** [C8-2015-0231.0A - Shoalmont Addition, Plat of Lot 2 and Lot 12 Block 1; Amended Plat; District 7](#)  
 Location: 5510 Burnet Road, Shoal Creek Watershed  
 Owner/Applicant: Charles Delmonico  
 Agent: Lenworth Consulting (Nash Gonzalez)  
 Request: Approval of the Shoalmont Addition, Plat of Lot 2 and Lot 12 Block 1; Amended Plat of composed of 2 lots on 0.965 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
10. **Final Plat - Revised Preliminary:** [C8J-2007-0135.01\(R2\) - Stoney Ridge Phase C - Preliminary Plan - Revision 2](#)  
 Location: Ross Road, Dry Creek East Watershed  
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)  
 Agent: Doucet & Associates (Davood Salek)  
 Request: Approval of the Stoney Ridge Phase C - Preliminary Plan - Revision 2 composed of 143 lots on 28.21 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 11. Final Plat - Resubdivision:** [C8-2015-0243.0A - Manor Forest; District 1](#)  
Location: 2906 Rogge Lane, Fort Branch Watershed  
Owner/Applicant: Manor Forest LLC (Andrea Hamilton)  
Agent: Brown & Gay Engineers Inc. (Pablo H. Martinez, P.E.)  
Request: Approval of the Manor Forest composed of 2 lots on 1.648 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Final Plat - Amended Plat:** [C8-2015-0233.0A - Lincoln Gardens; District 1](#)  
Location: 1317 Fort Branch Boulevard, Fort Branch Watershed  
Owner/Applicant: Brian Bishop  
Agent: Bishop Architects P LLC (Brian Bishop)  
Request: Approval of the Lincoln Gardens composed of 1 lot on 0.316 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Final Plat - Previously Uplatted:** [C8-2015-0234.0A - Susie & Martin Cuellar Subdivision; District 3](#)  
Location: 617 Thrasher Lane, Country Club West Watershed  
Owner/Applicant: Eddie Sanchez & Naomi Cuellar Sanchez; Johnnie & Susan C. Garza  
Agent: I.T. Gonzalez Engineers (Bill Graham)  
Request: Approval of the Susie & Martin Cuellar Subdivision composed of 2 lots on 0.216 acres.  
Staff Rec.: **Disapproval**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2015-0244.0A - Gault Street Final Plat; District 7](#)  
Location: 7709 Gault Street, Country Club West Watershed  
Owner/Applicant: Kata Homes Inc. (Kurt Thiemer)  
Agent: Perales Engineering (Jerry Perales)  
Request: Approval of the Gault Street Final Plat composed of 2 lots on 0.33 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**15. Final Plat - Resubdivision:** [C8-2015-0232.0A - Green Valley No. 1 Lot 1 Block 5; Resubdivision; District 1](#)  
Location: 1126 Lott Avenue, Fort Branch and Boggy Creek Watersheds  
Owner/Applicant: Leticia Smith  
Agent: Hector Avila  
Request: Approval of the Green Valley No. 1 Lot 1 Block 5; Resubdivision composed of 4 lots on 0.904 acres.  
Staff Rec.: **Disapproval**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)  
Development Services Department

**16. Final Plat:** [C8-2015-0235.0A - Hickman Oaks; District 1](#)  
Location: 6207 Berkman Drive, Fort Branch Watershed  
Owner/Applicant: Windsor Park Assett LLC (Kevin Smith)  
Agent: Hector Avila; Prossner & Associates, Inc. (Kurt Prossner)  
Request: Approval of Hickman Oaks composed of 3 lots on 0.59 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Development Services Department

**17. Final Plat:** [C8-2015-0239.0A - Manor Townhomes Subdivision; District 1](#)  
Location: 6211 Manor Road, Little Walnut Creek Watershed  
Owner/Applicant: 6211 Manor Road, LLC (Andrey Derevianko)  
Agent: Perales Engineering (Jerry Perales)  
Request: Approval of Manor Townhomes Subdivision composed of 2 lots on 2.472 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Development Services Department

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

#### **E. ITEMS FROM COMMISSION**

#### **F. ADJOURNMENT**

Facilitator: Victoria Haase, 512-974-7691  
City Attorney: Robert Davis, 512-974-1071

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 Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.