



Zoning & Platting Commission

December 1, 2015 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd 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 17, 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
Matt Hollon, 512-974-2212, Matt.Hollon@AustinTexas.gov
Watershed Protection Department
- 2. Zoning:** **[C814-2015-0074 - The Grove at Shoal Creek PUD; District 10](#)**
Location: 4205 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)
Agent: Thrower Design (A. Ron Thrower)
Request: Unzoned to PUD
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** **[C14-2015-0112 - The Village on Triangle Avenue; District 9](#)**
Location: 4517 Triangle Avenue, Waller Creek Watershed
Owner/Applicant: SV Triangle LP (Steve Freche)
Agent: McLean & Howard, LLP (Jeff Howard)
Request: GR-MU-CO to MF-6
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department
- 4. 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
Planning & Zoning Department
- 5. Rezoning:** **[C14-2015-0143 - Rezoning of Lots 1, 2, and 7 of Parmer Place; District 7](#)**
Location: 12320 and 12400 Dessau Road, and 1600 East Parmer Lane, Walnut Creek and Harris Branch Watersheds
Owner/Applicant: Dessau Partners, Ltd. (John C. Lewis)
Agent: Longaro & Clarke, L.P. (Joseph Longaro)
Request: GR to MF-3-CO
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Robert Davis, 512-974-1071

6. **Site Plan Compatibility Waiver:** [SP-2015-0032C - Stately Hill Condominiums; District 2](#)
 Location: 8101 Peaceful Hill Lane, South Boggy Creek Watershed
 Owner/Applicant: Peaceful Hill Partners, LLC (Joe Straub)
 Agent: Alm Engineering (Matthew Mitchell)
 Request: Waiver from a 25-ft to a 6-ft compatibility setback, for a sidewalk, driveway, and 3 parking spaces
 Staff Rec.: **Recommended**
 Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
 Development Services Department
7. **Final Plat with Preliminary:** [C8-2015-0133.1A - The Cottages at Beaver Creek, Phase 1; District 7](#)
 Location: 801 East Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: KB Home Lone Star, L.P. (John Zinsmeyer)
 Agent: Garrett-Inhen Civil Engineers (Steve Inhen)
 Request: Approval of The Cottages at Beaver Creek Phase 1 composed of 115 lots on 30.36 acres.
 Staff Rec.: **Recommendation pending**
 Staff: Cesar Zavala, 512-974-3404, Cesar.Zavala@austintexas.gov
 Development Services Department
8. **Final Plat with Preliminary:** [C8-2012-0086.2A - Avana Phase 2, Section 2; District 8](#)
 Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek and Bear Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: LJA Engineering & Surveying (John Clark)
 Request: Approval of Avana Phase 2, Section 2 composed of 87.8 lots on 44 acres.
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department
9. **Final Plat - Previously Unplatted:** [C8J-2015-0245.0A - 12926 Lowden Ln.](#)
 Location: 12926 Lowden Lane, Bear Creek Watershed
 Owner/Applicant: Goebler Properties (Matt Goebler)
 Agent: Ash & Associates (Rick McDaniel)
 Request: Approval of the 12926 Lowden Ln. composed of 2 lots on 4.965 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 10. Final Plat - Previously Unplatted:** [C8J-2015-0240.0A - Garcia's PP&M Subdivision](#)
 Location: 10755 Circle Drive, Slaughter Creek Watershed
 Owner/Applicant: Joni Garcia Rodriguez
 Agent: Landmark Engineering (Javier Barajas)
 Request: Approval of the Garcia's PP&M Subdivision composed of 1 lot on 3 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Amended Plat:** [C8J-2015-0247.0A - Kugler Subdivision](#)
 Location: 2 Wildwind Point, Lake Austin Watershed
 Owner/Applicant: Andrew Kugler
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of the Kugler Subdivision composed of 2 lots on 1.550 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** [C8-2015-0242.0A - Beautiful Saviour Lutheran Church Addition; Lot 1; District 2](#)
 Location: 6830 South Pleasant Valley Road, Onion Creek Watershed
 Owner/Applicant: Beautiful Saviour Lutheran Church (Wayne Harned)
 Agent: Texas Engineering Solutions (Nick Sandlin)
 Request: Approval of the Beautiful Saviour Lutheran Church Addition; Lot 1 composed of 2 lots on 10.03 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** [C8J-2015-0236.0A - Rancho Flores Subdivision](#)
 Location: 14421 South Turnersville Road, Plum Creek Watershed
 Owner/Applicant: Jose Guerrero & Luz De Jesus Campos
 Agent: IT Gonzalez Engineers
 Request: Approval of the Rancho Flores Subdivision composed of 1 lot on 2.499 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2015-0248.0A - Sheldon 230 Bumpstead Subdivision; District 2](#)
 Location: 7864 Thaxton Road, Onion Creek Watershed
 Owner/Applicant: Castillo Life Estate (Deleon Beatriz)
 Agent: Southwest Engineers (Miguel Gonzales)
 Request: Approval of the Sheldon 230 Bumpstead Subdivision composed of 6 lots on 1.026 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 15. Final Plat:** [C8-2015-0238.0A - LaMadrid Apartments and Townhomes](#)
Location: 11320 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: KC 4 Manchaca, LP a Texas Limited Partnership (John Cummings, Jr.)
Agent: KBGE (Bryant Bell)
Request: Approval of the LaMadrid Apartments and Townhomes composed of 1 lot on 6.0281 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8-2013-0190.1A - Pence Subdivision; District 2](#)
Location: 8900 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: Bert Pence
Agent: RPS (Andrew Ancy)
Request: Approval of the Pence Subdivision composed of 4 lots on 10.6 acres.
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
- 17. Final Plat:** [C8-2015-0241.0A - Deer Run Subdivision; District 2](#)
Location: 7513 Cooper Lane, Boggy Creek Watershed
Owner/Applicant: Conde Rudolfo
Agent: Thrower Design (A. Ron Thrower)
Request: Approval of the Deer Run Subdivision composed of 2 lots on 4.67 acres.
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
- 18. Final Plat:** [C8-2011-0065.5A - Avana Phase 1, Section 5](#)
Location: Escarpment Boulevard, Bear Creek and Slaughter Creek Watersheds-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying (John Clark)
Request: Approval of Avana Phase 1, Section 5 composed of 80.03 lots on 115.06 acres.
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
- 19. Final Plat:** [C8-84-039.07.13A - Parke 27; District 6](#)
Location: 11601-1/2 Vista Parke Drive, Lake Travis Watershed
Owner/Applicant: FP Properties Inc. / Parke Properties I, LP (Shay Rathburn)
Agent: Longaro & Clarke, L.P. (Alex Clarke)
Request: Approval of Parke 27 composed of 1 lot on 27.18 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

D. NEW BUSINESS

- 1.** Discussion and possible action on forwarding a memorandum to the Mayor and Council regarding the formation of two additional joint committees of the Planning Commission and Zoning and Platting Commission.
- 2.** Discussion and action on appointing a member of the Zoning and Platting Commission to the Comprehensive Planning 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 Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.