



**Zoning & Platting Commission**

**February 2, 2016 @ 6:00 P.M.**

**City Hall 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 January 19, 2016.

## C. PUBLIC HEARINGS

- 1. Briefing:** **Briefing on development impacts to Austin creeks**  
Staff: Chuck Lesniak, Environmental Officer, 512-974-2699; Mike Kelly, Managing Engineer, 512-974-6591; Kevin Shunk, Supervising Engineer, 512-974-9176  
Austin Watershed Protection Department
- 2. Rezoning:** **[C14-2015-0144 - Ski Shores Zoning; District 10](#)**  
Location: 2905 Pearce Road, Lake Austin Watershed  
Owner/Applicant: Ski Shores Properties, Ltd. (Bradley Fowler)  
Agent: Coats Rose (Pam Madere)  
Request: SF-3 to CR  
Staff Rec.: **Recommended with Conditions**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department
- 3. Zoning:** **[C14-2015-0159 - Bluff Springs Rezoning; District 2](#)**  
Location: 8006 Bluff Springs Road, South Boggy Creek Watershed  
Owner/Applicant: Davis Kalogridis Foundation (Mitchell Kalogridis)  
Agent: Davis Kalogridis Foundation (Susan Bartram)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and 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. (Derek Villemez)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of LR**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Zoning Department
- 5. Rezoning:** **[C14H-2015-0082 - Rainey House; District 10](#)**  
Location: 3941 Balcones Drive, Shoal Creek Watershed  
Owner/Applicant: Jon Pierre and Angela Filardi  
Agent: Phoebe Allen  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov)  
Planning and Zoning Department

6. **Environmental Variance:** [SP-2011-0037D\(R1\) - Hart Residence Boat Dock](#)  
Location: 13500 Pecan Drive, Lake Austin Watershed  
Owner/Applicant: Mark Hart  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approve an environmental variance Section 25-8-261(C) for an additional access to a boat dock  
Staff Rec.: **Recommended with Conditions**  
Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov)  
Development Services Department
7. **Final Plat with Preliminary:** [C8J-2015-0134.1A - Preston Park Section One](#)  
Location: 16140 Bratton Lane, Gilleland Creek Watershed  
Owner/Applicant: Zydeco Partners-1, Ltd. (Howard Yancy)  
Agent: Throrer Design (Ron Throrer)  
Request: Approval of Preston Park Section One composed of 271 lots on 22.073 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
8. **Final Plat:** [C8-2016-0009.0A - Hunt Subdivision](#)  
Location: 1100 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Quatreo Business LLC  
Agent: PSCE, Inc. (Diane Bernal)  
Request: Approval of the Hunt Subdivision composed of 1 lot on 0.84 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
9. **Final Plat:** [C8-2016-0006.0A - Castlewood Forest Estates 2](#)  
Location: 9506 Woodshire Drive, Slaughter Creek Watershed  
Owner/Applicant: Donna Fullerton  
Agent: B-Squared Engineering (Brian Baird)  
Request: Approval of Castlewood Forest Estates 2 composed of 1 lot on 0.19 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat:** [C8J-2016-0012.0A - 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 Garcia's PP&M Subdivision composed of 1 lot on 3 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 11. Final Plat - Amended Plat:** [C8-2016-0002.0A - Meadow at Bluff Springs](#)  
Location: 7313 Bluff Springs Road, South Boggy Creek Watershed  
Owner/Applicant: Onehil Azmitia  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approval of the Meadow at Bluff Springs composed of 1 lot on 0 acres, for the purpose of adding a plat note.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Final Plat:** [C8-2016-0007.0A - Parmer Place Subdivision Amended Plat of Lots 1, 2, & 7; District 7](#)  
Location: 12320 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Dessau 38 Partners, Ltd. c/o John Lewis Company (John C. Lewis)  
Agent: Dessau 38 Partners, Ltd. c/o John Lewis Company (John C. Lewis)  
Request: Approval of Parmer Place Subdivision Amended Plat of Lots 1, 2, & 7 composed of 1 lot on 11.86 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Development Services Department
- 13. Final Plat:** [C8-2013-0092.01.2A - Springfield Section 4; District 2](#)  
Location: East William Cannon Drive, Cottonmouth Creek Watershed  
Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)  
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
Request: Approval of Springfield Section 4 composed of 86 lots on 17.811 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Development Services Department
- 14. Final Plat:** [C8-2016-0010.1A - Amended Plat of The Cottages at Beaver; District 7](#)  
Location: 1701 South Heatherwilde Boulevard, Harris Branch Watershed  
Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)  
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)  
Request: Approval of the Amended Plat of The Cottages at Beaver composed of 108 lots on 30.36 acres.  
Staff Rec.: **Disapproval**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department
- 15. Final Plat:** [C8-2016-0008.0A - Rob Roy](#)  
Location: 11 Hedge Lane, Lake Austin Watershed  
Owner/Applicant: Robert & Summer Adresakis  
Agent: Land Strategies, Inc. (Paul Linehan)  
Request: Approval of Rob Roy composed of 6.54 lots on 6.54 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. COMMITTEE REPORTS**

Committee on the Comprehensive Plan

Land Development Code Advisory Group

Small Area Planning Joint Committee

## **G. 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.