



**Zoning & Platting Commission**

**February 16, 2016 @ 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  
Betsy Greenberg

Susan Harris  
Jolene Kiolbassa – Secretary  
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 February 2, 2016.

## C. PUBLIC HEARINGS

- 1. Briefing:** [American Society of Landscape Architects of Central Texas Briefing on Integrating Nature into the City of Austin](#)  
Presenter: Eleanor H. McKinney, ASLA, GRP, 512-445-5202
- 2. Briefing:** [Briefing regarding the Texas Open Meetings Act and the Issue/Clarification of a “Walking Quorum.”](#)  
Staff: Sabine Romero, 512-974-2518, [sabine.romero@austintexas.gov](mailto:sabine.romero@austintexas.gov)  
Law Department
- 3. Zoning and Rezoning:** [C14-2015-0117 - Velocity Crossing; District 2](#)  
Location: 3311 South FM 973 Road and 3326 East SH 71 Eastbound, Onion Creek and Colorado River Watersheds  
Owner/Applicant: SH 71-130 Holdings, LP (Karl Koebel)  
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: I-RR; DR and CS-CO to LI-PDA  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to March 1, 2016**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department
- 4. Rezoning:** [C14-2015-0129 - 7804 Cooper Lane; District 5](#)  
Location: 7804 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Kimo Mortgage Realty Inspection, PLLC (Chi-mo Dai)  
Agent: Supreme Faith Group (Nick Vasquez)  
Request: SF-2-CO to SF-3  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to March 1, 2016**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department
- 5. 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**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department

6. **Rezoning:** [C14-2015-0161 - North Austin Muslim Community Center; District 7](#)  
 Location: 11900 and 11902 North Lamar Boulevard, Walnut Creek Watershed  
 Owner/Applicant: North American Islamic Trust, Inc. (Younes Rahhali)  
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr.)  
 Request: W/LO to GO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
 Planning and Zoning Department
7. **Zoning:** [C14-2016-0002 - Rinard Substation; District 2](#)  
 Location: 11125 Bradshaw Road, Onion Creek and Rinard Creek Watersheds  
 Owner/Applicant: City of Austin, Austin Energy (Pamela England)  
 Agent: Civil Land Group, LLC (Greg Ulcak)  
 Request: I-RR to P  
 Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to April 5, 2016**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
 Planning and Zoning Department
8. **Site Plan - EV Variance only:** [SP-2014-0465DX - Bowie High School Practice Fields; District 8](#)  
 Location: 3900-1/2 W. Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: AISD (Florence Rice)  
 Agent: Chan Partners Consulting Civil Engineers (Tom Curran P.E.)  
 Request: Variance Request: To allow approximately 17,000 square feet of a natural grass multi sport/practice field to be within the water quality transition zone of a minor classified waterway within a Barton Springs watershed. [LDC Sec. 25-8-482(A)(1)]  
 Staff Rec.: **Recommended**  
 Staff: Jim Dymkowski, (512)974-2707, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov)  
 Nikki Hoelter, (512)974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov)  
 Development Services Department
9. **Preliminary Plan:** [C8-2014-0238 - Ballantyne Subdivision; District 7](#)  
 Location: 800-1/2 W. Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Finley Co. (Tim Finley)  
 Agent: Jones and Carter, Inc. (Shawn Graham)  
 Request: Approval of a preliminary plan containing 188 lots on 43.69 acres.  
 Staff Rec.: **Recommended**  
 Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
 Development Services Department

- 10. Preliminary Plan:** [C8-2014-0251 - Wildhorse Ranch Subdivision; District 1](#)  
Location: Northwest corner of E Parmer Lane and N SH130, Gilliland Creek Watershed  
Owner/Applicant: HOM Titan Development, LLC (William Peruzzi)  
Agent: Murfee Engineering Co., Inc. (George Murfee)  
Request: Approval of a preliminary plan containing 321 lots on 118.92 acres.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department
- 11. Resubdivision:** [C8-2015-0007.0A - Westwood Fields; District 5](#)  
Location: 1200 W. Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Creative Wealth Services LLC (Becky Walker)  
Agent: Andrew Gates  
Request: Approval of the resubdivision of an existing lot and unplatted property into a three lot subdivision on 0.858 acres  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department
- 12. Resubdivision:** [C8-2015-0043.0A - Resubdivision of Lot 7-A of the Resubdivision of Lot 7, Block A, Angus Valley Number 2; District 6](#)  
Location: 5201 Bull Run, Walnut Creek Watershed  
Owner/Applicant: Angus Valley Joint Venture  
Agent: Lenworth Consulting, LLC (Nash Gonzalez)  
Request: Approval of the resubdivision of an existing lot into a three lot subdivision on 1.137 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department
- 13. Site Plan - EV Variance Only:** [SP-2015-0004C - Restoration Temple of Deliverance; District 1](#)  
Location: 6301 Moonglow Drive, Walnut Creek Watershed  
Owner/Applicant: Restoration Temple of Deliverance Ministries (Pastor John Horne)  
Agent: I.T. Gonzalez Engineers (Bill Graham)  
Request: Approval of a variance to allow construction in a Critical Water Quality Zone in order to build a drive to provide the primary access to a proposed church.  
Staff Rec.: **Recommendations with conditions**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)  
Development Services Department

- 14. Site Plan - Conditional Use Permit:** [SPC-2015-0412C - Tech Ridge Assisted Living; District 1](#)  
Location: 400 East Yager Lane, Walnut Creek Watershed  
Owner/Applicant: Applicant/Owner: Parmer South 97 Ltd. (Steve Mattingly)  
Agent: Longaro & Clarke, LP (Alex Clarke)  
Request: Approval of a Conditional Use Permit to allow development on a P (Public) zoned lot larger than one acre, and to allow the development of a Congregate Living land use on a property zoned LR (Neighborhood Commercial).  
Staff Rec.: **Recommended**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)  
Development Services Department
- 15. Final Plat:** [C8-2015-0133.2A - Cottages at Beaver Creek, Phase 2; 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 Cottages at Beaver Creek, Phase 2 composed of 92 lots on 10.4 acres.  
Staff Rec.: **Disapproval**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department
- 16. Final Plat:** [C8J-2016-0020.0A - Austin Lake Estates Section Three Lots 14 & 15 Block 17; Amended Plat](#)  
Location: 2203 Balboa Road, Lake Austin Watershed  
Owner/Applicant: Donald L. and Julie D. Graham  
Request: Approval of Austin Lake Estates Section Three Lots 14 & 15 Block 17; Amended Plat composed of 2 lots on 0.798 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:** [C8J-2016-0019.0A - Courtyard Final Plat and Subdivision; District 10](#)  
Location: 6910 West Courtyard Drive, West Bull Creek Watershed  
Owner/Applicant: Christopher and Carolyn Skyles  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of Courtyard Final Plat and Subdivision composed of 2 lots on 3.26 acres  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Development Services Department

18. **Final Plat:** [C8J-2016-0015.0A - 2607 River Hill Road; District 10](#)  
 Location: 2607 River Hill Road, Cuernavaca Creek Watershed  
 Owner/Applicant: JB Goodwin  
 Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)  
 Request: Approval of 2607 River Hill Road composed of 1 lot on 2.28 acres  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
 Development Services Department
19. **Final Plat with Preliminary:** [C8J-2015-0110.1A - Breakwater Subdivision](#)  
 Location: 11825 Rim Rock Trail, Bear Creek Watershed  
 Owner/Applicant: Jonathan Cheng  
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)  
 Request: Approval of Breakwater Subdivision composed of 24 lots on 26.88 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat with Replat:** [C8J-2016-0022.0A - Paradigm Metals Final Plat](#)  
 Location: 15811 Vision Drive, Gilleland Creek Watershed  
 Owner/Applicant: Peripheral Investment (Joe Caihoun)  
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)  
 Request: Approval of Paradigm Metals Final Plat composed of 2 lots on 9.04 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat - Amended Plat:** [C8-2016-0103.0A - Autumn Wood; Amended Plat](#)  
 Location: 2600 Drew Lane, Slaughter Creek Watershed  
 Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)  
 Agent: Vigil & Associates (Hermann Vigil)  
 Request: Approval of Autumn Wood; Amended Plat composed of 21 lots on 3.79 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat with Preliminary:** [C8J-66-029.02.2A - Terrace at Walnut Creek Section One](#)  
 Location: 8100-8425 Old Manor Rd, Walnut Creek Watershed  
 Owner/Applicant: JB 290 Ltd and Central Texas Regional Mobility Authority (Edward Butler)  
 Agent: LJA Engineering (Paul Viktorin)  
 Request: Approval of Terrace at Walnut Creek Section One composed of 5 lots on 29.4680 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 23. Preliminary Plan:** [C8J-2016-0188 - Easton Park Section 2C Preliminary Plan; District 2](#)  
 Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton (Logan Kimble)  
 Agent: Peloton Land Solutions (Aousmane Traore)  
 Request: Approval of the Easton Park Section 2C Preliminary Plan composed of 283 lots on 119.01 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 24. Final Plat with Preliminary:** [C8-06-0133.01.1A.SH - Goodnight Ranch Phase One Section Three](#)  
 Location: East Slaughter Lane, Onion Creek Watershed  
 Owner/Applicant: Austin Goodnight Ranch (Myra Goepp)  
 Agent: CivillE (Lawrence M. Hanrahan)  
 Request: Approval of the Goodnight Ranch Phase One Section Three composed of 115 lots on 59.83 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 25. Final Plat:** [C8J-2016-0023.0A - Sosie Addition](#)  
 Location: 8900 Johnny Morris Road, Decker Creek Watershed  
 Owner/Applicant: 720 Lamar Place (Guy Oliver)  
 Agent: Clay Johnson  
 Request: Approval of the Sosie Addition composed of 2 lots on 6.8156 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 26. Final Plat with Replat:** [C8-2016-0021.0A - Burleson Industrial Park Replat; District 2](#)  
 Location: 7201 Burleson Road, Onion Creek Watershed  
 Owner/Applicant: Ron W. Mills (Burleson Park Holdings)  
 Agent: Klove Engineering (Kevin Love)  
 Request: Approval of the Burleson Industrial Park Replat composed of 2 lots on 8.20 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 27. Final Plat with Preliminary:** [C8-2014-0138.1A - Cantarra II Phase I; District 1](#)  
 Location: 4608 East Howard Lane, Harris Branch Watershed  
 Owner/Applicant: Cantarra Ventures II (Brett Corwin)  
 Agent: RPS Espey (Joshua F. Henke)  
 Request: Approval of the Cantarra II Phase I composed of 45 lots on 11.2 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## **D. NEW BUSINESS**

## **E. ITEMS FROM COMMISSION**

- 1. Commission Item:** Discuss and consider approval of a letter from the Zoning and Platting Commission regarding a briefing heard on January 19, 2016.

## **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.