



Zoning & Platting Commission

April 5, 2016 @ 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
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 March 15, 2016.

C. PUBLIC HEARINGS

1. **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Staff Rec.: **Application withdrawn; no action required.**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department

2. **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 (Linda Hampton)
Agent: Civil Land Group, LLC (Greg Ulcak)
Request: I-RR to P
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to May 17, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

3. **Zoning and Rezoning:** [C14-2016-0009 - Rezoning Comfort Suites; District 6](#)
Location: 13681 North U.S. Highway 183, Lake Creek Watershed
Owner/Applicant: Anand and Alisha, LP (Anand Patel)
Agent: Consort Inc. (Ben Turner)
Request: GR, I-RR to GR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

4. **Site Plan - Hill Country Roadway Approval:** [SPC-25015-0311C - Extra Space Storage](#)
Location: 11200 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: CH Realty VII-Baranof I Austin RR620 Self Storage, L.P.
Agent: Garrett-Ihnen Civil Engineers (Jevon Poston)
Request: The applicant is requesting approval to construct five convenience storage buildings in the FM 620 Moderate Intensity Zone Hill Country Roadway.
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

5. **Site Plan - Driveway Waiver:** [SP-2015-0133C - South First Grocery](#)
 Location: 7814 S. 1st Street, South Boggy Creek
 Owner/Applicant: Sultan Momin
 Agent: Stansberry Engineering (Blayne Stansberry)
 Request: The application has expired. Request is withdrawn.
 Staff Rec.: **The application has expired and request withdrawn. No action required.**
 Staff: [Scott Grantham](#), 512-974-2942
 Development Services Department
6. **Preliminary Plan:** [C8J-2015-0134 - Preston Park Subdivision Preliminary Plan](#)
 Location: Grand Avenue Parkway, Gilleland Creek Watershed
 Owner/Applicant: ZYDECO Partners-1, Ltd (Howard Yancy)
 Agent: Throrer Design (Ron Throrer)
 Request: Approval of the Preston Park Subdivision Preliminary Plan which consists of 279 lots on 60.61 acres.
 Staff Rec.: **Recommended**
 Staff: [Michael Hettenhausen](#), 512-854-7563
 Travis County/City of Austin Single Office
7. **Resubdivision:** [C8-2015-0049.0A - Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres](#)
 Location: 2601 Pegram Avenue, Shoal Creek Watershed
 Owner/Applicant: Weekley Homes, LLC (Jim Rado)
 Agent: Marc Dickey
 Request: Approval of the resubdivision of portions of existing lots into a two lot subdivision on 0.328 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
8. **Site Plan - Conditional Use Permit:** [SPC-2015-0211C - New Travis County Medical Examiner Building](#)
 Location: 7723 Springdale Road, Walnut Creek Watershed
 Owner/Applicant: Travis County Facilities Management (Roger El Khoury)
 Agent: Travis County Facilities Management (Roger El Khoury)
 Request: Conditional Use Permit approval to construct a commercial building on 3.354 acres within the P (Public) District, per Section 25-2-625
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department

9. **Final Plat:** [C8J-2016-0060.0A - Deolloz Subdivision](#)
 Location: 13104 Palmer Road, Maha Creek Watershed
 Owner/Applicant: Albert Deolloz
 Agent: Texas Land Surveying (Ron Taylor)
 Request: Approval of the Deolloz Subdivision composed of 1 lot on 3.00 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat with Preliminary:** [C8-95-0208.03.1A - Final Plat of Tech Ridge Center Phase VI, Lot 5](#)
 Location: North IH-35 Service Road Northbound, Walnut Creek Watershed
 Owner/Applicant: Tech Ridge Phase (Paul Juarez)
 Agent: LJA Engineering (Reese Hurley)
 Request: Approval of the Final Plat of Tech Ridge Center Phase VI, Lot 5 composed of 1 lot on 2.404 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat with Preliminary:** [C8-2016-0058.0A - Upper East End Subdivision](#)
 Location: 3010 East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: MMK Properties
 Agent: Cuatro Consultants (Hugo Elizondo Jr. P.E.)
 Request: Approval of the Upper East End Subdivision composed of 98 lots on 19.34 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Final Plat:** [C8J-2016-0056.0A - Gelfer Subdivision](#)
 Location: Rimrock Trail, Walnut Creek Watershed
 Owner/Applicant: Cobalt Companies (Zack Gelfer)
 Agent: Brown & Gay Engineers (Steven Buffum)
 Request: Approval of the Gelfer Subdivision composed of 4 lots on 10.9 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
13. **Final Plat:** [C8J-2016-0061.0A - Stoneridge Subdivision](#)
 Location: 3304 Stoneridge Road, Eanes Creek Watershed
 Owner/Applicant: GPA Stoneridge (Terrell Gates)
 Agent: KBGE (Bryant Bell)
 Request: Approval of Stoneridge subdivision composed of 4 lots on 4.51 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

14. **Final Plat with Preliminary:** [C8-06-0133.02.3A.SH - Goodnight Ranch Phase One Section Three](#)
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch (Myra Goepp)
 Agent: Civile (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
15. **Final Plat:** [C8-2016-0052.0A - Lenox Springs Section One](#)
 Location: 10500 South IH 35 Service Road Southbound, Slaughter Creek Watershed
 Owner/Applicant: Sterling/Babcock & Brown Double Creek, LP (Stephen Preston)
 Agent: Jones & Carter, Inc. (James Schissler)
 Request: Approval of Lenox Springs Section One composed of 1 lot on 19.40 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
16. **Final Plat:** [C8J-2016-0054.0A - Webberville Industrial Park](#)
 Location: 12712 FM 969 Road, Decker Creek Watershed
 Owner/Applicant: River Road Baptist Church
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
 Request: Approval of Webberville Industrial Park composed of 1 lot on 6.35 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
17. **Final Plat with Preliminary:** [C8-85-011.1A - Scofield Ridge Mopac](#)
 Location: 3100 Scofield Ridge Parkway, Walnut Creek Watershed
 Owner/Applicant: Tiger Creek Partners, LP by: Tiger Creek Ventures, LLC its General Partner (John Bultman)
 Agent: LJA Engineering (Joseph Sandoval)
 Request: Approval of Scofield Ridge Mopac composed of 1 lot on 3.28 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Final Plat with Preliminary:** [C8J-2008-0048.2A - Eastwood Section 1](#)
 Location: South FM 973 Road, Gilleland Creek Watershed
 Owner/Applicant: Cyclone Development Inc.
 Agent: Randall Jones & Associates (Andrew Chanis)
 Request: Approval of Eastwood Section 1 composed of 81 lots on 35.61 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 19. Final Plat - C8J-2016-0062.0A - St. Alban's Addition; Resubdivision**
Resubdivision:
 Location: 11819 South IH 35 Service Road Northbound, Onion Creek Watershed
 Owner/Applicant: Protestant Episcopal Church, Church Council of the Diocese of Texas
 Agent: PW Land Development, LLC (David Deibel)
 Request: Approval of St. Alban's Addition; Resubdivision of composed of 3 lots on 14.88 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat - C8J-2016-0063.0A - Cedar Creek DTP Addition**
Resubdivision:
 Location: 6721 FM 535, Walnut Creek Watershed
 Owner/Applicant: Park West Group LLC (Michael Joseph)
 Agent: John Cowan & Associates (Ben Black)
 Request: Approval of Cedar Creek DTP Addition composed of 1 lot on 1.3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat - C8-2016-0059.0A - Tech Ridge Center Phase IV, Amended Plat of Lots 5, 6, and 7**
Amended Plat:
 Location: 211 Canyon Ridge Drive, Walnut Creek Watershed
 Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)
 Agent: LJA Engineering (Reese Hurley)
 Request: Approval of Tech Ridge Center Phase IV, Amended Plat of Lots 5, 6, and 7 composed of 3 lots on 14.281 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible action on amending the Zoning and Platting Commission Bylaws and forward to Audit and Finance for approval.
2. Discussion and possible action on amending the Zoning and Platting Commission Rules and Regulations.
3. Nomination and election of Chair, Vice – Chair, Secretary and Parliamentarian of the Zoning and Platting Commission.

E. ITEMS FROM COMMISSION

1. Discuss and consider a resolution requesting staff and consultant Opticos, relative to the Code rewrite and CodeNEXT, furnish the Zoning and Platting Commission any and all draft rewrite language on an ongoing continuous basis in legislative format and manner that is a comparative and trackable representation of the old and new Code.

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 2 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.