



## Zoning & Platting Commission

**April 19, 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 April 5, 2016.

## C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2016-0015 - Burleson; District 2](#)  
Location: 8219 Burleson Road, Onion Creek Watershed  
Owner/Applicant: Sundberg Farm Limited Partnership (Jean Hancock Chernosky); Bauman Grandchildren's Trust 2012 (Edwin R. Bauman, II); Sundberg C&C Partners, Ltd. (Camille C. Mealy); Joan Elaine Frensley Smith; Robert Carl Wolter; La Familia Partnership, Ltd. (Eleanor Schneider and John P. Schneider, M.D.)  
Agent: Armbrust & Brown, PLLC (Eric deYoung)  
Request: I-RR to LI  
Staff Rec.: **Recommendation of LI-CO, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. 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  
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0001 - Ramirez .69; District 5](#)  
Location: 10000 Rocking Horse Road, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Rosa Imelda Ramirez  
Agent: Bennett Consulting (Rodney Bennett)  
Request: SF-2 to NO, as amended  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0014 - 211 Canyon Ridge Drive Hotel; District 7](#)  
Location: 211 Canyon Ridge Drive, Walnut Creek Watershed  
Owner/Applicant: Tech Ridge Phase IV of Tech Ridge GP, LLC (Paul M. Juarez)  
Request: LI to LI-PDA  
Staff Rec.: **Recommendation Pending**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

5. **Rezoning:** [C14-2016-0026 - Pleasant Valley; District 2](#)  
 Location: 5411 East William Cannon Drive and 6709 South Pleasant Valley Road, Onion Creek Watershed  
 Owner/Applicant: Kalogridis & Kalogridis Development LLC (Mitchell Kalogridis)  
 Agent: Bill Faust  
 Request: W/LO to CS  
 Staff Rec.: **Recommendation of CS-CO, with conditions**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning 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: Thrower Design (Ron Thrower)  
 Request: Approval of the Preston Park Subdivision Preliminary Plan which consists of 278 lots on 60.61 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Michael Hettenhausen](#), 512-854-7563  
 Travis County/City of Austin Single Office
7. **Final Plat - Resubdivision:** [C8-2015-0151.0A - Cogbill Resubdivision; District 5](#)  
 Location: Northeast corner of Lenora and Cogbill Streets, South Boggy Creek Watershed  
 Owner/Applicant: Helena Kwee  
 Agent: PSCI, Inc. (Diane Bernal)  
 Request: Approval of the resubdivision of Lot 1, Cogbill Subdivision.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
8. **Conditional Use Permit:** [SPC-2015-0193C - Starflight Expansion Phase II; District 1](#)  
 Location: 7800 Old Manor Road, Building B, Walnut Creek Watershed  
 Owner/Applicant: Travis County FMD (Roger El Khoury)  
 Agent: Travis County FMD (Roger El Khoury)  
 Request: Approve a CUP for development over 1 acre in size in P-Public zoning  
 Staff Rec.: **Recommended**  
 Staff: [Lynda Courtney](#), 512-974-2810  
 Development Services Department

9. **Final Plat:** [C8-06-0232.01.2A - Bellingham Meadows, Section 2; District 1](#)  
Location: 6805 Boyce Lane, Gilliland Creek Watershed  
Owner/Applicant: CADG Bellingham (Brian Saathoff)  
Agent: Lakeside Engineers (Christopher Ruiz)  
Request: Approval of the Bellingham Meadows, Section 2, comprised of 51 lots on 11.76 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
10. **Resubdivision:** [C8-2015-0086.0A - Resubdivision of Lot 1, Block F, Allandale Oaks; District 7](#)  
Location: 6101 Cary Drive, Shoal Creek Watershed  
Owner/Applicant: Delwood Development, LLC, (Chris Wood)  
Agent: Bleyl & Associates (Kenny Watkin)  
Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.37 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
11. **Final Plat with Preliminary:** [C8-2012-0049.3A - Pioneer Hill Section 3](#)  
Location: Baden Lane and Langdale Lane, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton (Kevin Pape)  
Agent: Randall Jones & Associates Engineering Inc. (Libby Jones)  
Request: Approval of Pioneer Hill Section 3 composed of 80 lots on 16.65 acres.  
Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department
12. **Final Plat with Preliminary:** [C8J-05-0236.03.2A - Cantarra Section IIA-2](#)  
Location: 3112-1/2 East Howard Lane, Gilliland Creek Watershed  
Owner/Applicant: Intermandeco (Brett Corwin)  
Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)  
Request: Approval of Cantarra Section IIA-2, comprised of 98 lots on 19.851 acres  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

- 13. Final Plat - Resubdivision:** [C8-2015-0063.0A - Parmer at Dessau; District 1](#)  
Location: 1605 East Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: MGCC Texas Enterprises, LLC (John Patton)  
Agent: Thompson Land Eng. (Mark Roeder)  
Request: Approval of the Resubdivision of Lot 1, Parmer at Dessau Subdivision, Section II, comprised of two lots on 2.94 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Dept.
- 14. Final Plat:** [C8J-2015-0067.2A - Stoney Ridge Phase C Section 3 Final Plat; District 2](#)  
Location: 7400 McAngus Road, Dry Creek East Watershed  
Owner/Applicant: SR Development, Inc. (Bill Gurasich)  
Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)  
Request: Approval of Stoney Ridge Phase C Section 3 Final Plat composed of 101 lots on 16.506 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat:** [C8-06-0133.02.4ASH - Goodnight Ranch Phase One Section 4; District 2](#)  
Location: East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Goodnight Ranch GP, LLC (Myra Goepp)  
Agent: Civile LLC (Lawrence M. Hanrahan)  
Request: Approval of Goodnight Ranch Phase One Section 4 composed of 2 lots on 10.41 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat:** [C8-2016-0074.0A - Channel Road Subdivision; District 10](#)  
Location: 1750 Channel Road, Lake Austin Watershed  
Owner/Applicant: Red Bud Partners  
Agent: Noble Surveying & Engineering  
Request: Approval of the Channel Road Subdivision composed of 1 lot on 0.20 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 17. Final Plat:** [C8-2015-0093.SH.1A - Bradshaw Crossing Subdivision Section Twelve](#)  
Location: 10115 Bradshaw Road, Onion Creek Watershed  
Owner/Applicant: Lennar Homes  
Agent: Lakeside Engineers (Christopher Ruiz)  
Request: Approval of Bradshaw Crossing Subdivision Section Twelve composed of 141 lots on 66.07 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 18. Final Plat:** [C8J-2016-0073.0A - The Preserve at Lost Gold Cave-Phase 1 Lots 7 & 8, Block A](#)  
 Location: 1905 Cueva Oro Cove, Eanes Creek Watershed  
 Owner/Applicant: Robert & Danielle Wills  
 Agent: Husch Blackwell (Jerry L. Harris)  
 Request: Approval of The Preserve at Lost Gold Cave-Phase 1 Lots 7 & 8, Block A composed of 1 lot on a 2.378 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 19. Final Plat:** [C8J-2016-0066.0A - JN&H Subdivision \(Withdraw / Resubmittal of C8J-2015-0064.0A\); District 10](#)  
 Location: 4311 City Park Road, Turkey Creek Watershed  
 Owner/Applicant: JN&H Associates, LLC (Neal Heffron)  
 Agent: Land Answers  
 Request: Approval of the JN&H Subdivision (Withdraw / Resubmittal of C8J-2015-0064.0A) composed of 3 lots on 9.6754 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Final Plat:** [C8J-2016-0068.0A - Paladino Ridge](#)  
 Location: 11735 Lime Creek Road, Lake Travis Watershed  
 Owner/Applicant: Chris Paladino  
 Agent: Jones & Carter, Inc. (Stephen Barger)  
 Request: Approval of the Paladino Ridge composed of 1 lot on 4.99 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

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

1. Discussion and possible action on amending the Zoning and Platting Commission Rules and Regulations.
2. Nomination and election of Chair, Vice – Chair, Secretary and Parliamentarian of the Zoning and Platting Commission.

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

#### **F. COMMITTEE REPORTS**

Committee on the Comprehensive Plan

Land Development Code Advisory Group

Small Area Planning Joint Committee

Facilitator: [Michael Simmons-Smith](#), 512-974-1225  
 City Attorney: [Robert Davis](#), 512-974-2188

## **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.