



**Zoning & Platting Commission**

**May 3, 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  
Betsy Greenberg  
Susan Harris

Jolene Kiolbassa – Secretary  
Sunil Lavani  
Gabriel Rojas – Vice - Chair  
Thomas Weber - Chair

1- Vacancy

**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 19, 2016.

Facilitator: Cesar Zavala, 512-974-3404

City Attorney: Alecia Mayberry Mosadomi, 512-974-2370

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2015-0160 - Champions Tract 3; District 10](#)  
Location: 6409 City Park Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets LTD & Champion-Meier & Champion Legacy Partners LP  
Agent: Armbrust & Brown, PLLC (Richard Suttle)  
Request: GO-CO to GO-MU-CO  
Staff Rec.: **Recommended**  
Staff: [Victoria Haase](#), 512-974-7691  
Planning and Zoning Department
- 2. 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.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0023.SH - Elysium Park; District 7](#)  
Location: 3300 Oak Creek Drive, Walnut Creek Watershed  
Owner/Applicant: Two-Way Land, L.P. (John K. Condon)  
Agent: Waeltz & Prete, Inc. (Antonio A. Prete)  
Request: IP-CO, RR to MF-4-CO  
Staff Rec.: **Recommendation Pending**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0033 - 300 Corral Ln; District 2](#)  
Location: 300 Corral Lane, South Boggy Creek Watershed  
Owner/Applicant: Scott Michael Williams  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 5. Rezoning:** [C14H-2015-0152 - Hoefgen-Wilson-Ransom House; District 9](#)  
Location: 1610 Watchhill Road, Shoal Creek Watershed  
Owner/Applicant: Blake and Julie Bergstrom, owners  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: [Steve Sadowsky](#), 512-974-6454  
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

City Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

6. **Resubdivision:** [C8J-2015-0087.0A - Edelmon Estates](#)  
Location: 11778 Rim Rock Trail, Slaughter Creek/Bear Creek Watersheds  
Owner/Applicant: Gerald Gardner  
Agent: Vickrey & Associates, Inc (James Massaro)  
Request: Approval of the resubdivision of Lot 2, Block A of Edelmon Estates.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
7. **Final Plat with Preliminary Plan:** [C8J-05-0236.03.4A - Cantarra IV; District 1](#)  
Location: Cantarra Drive and E Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP; d.b.a. DR Horton (Richard Maier)  
Agent: Charlson, Brigance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Cantarra IV, comprised of 94 lots on 14.7 acres  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
8. **Resubdivision:** [C8-2015-0086.0A - Resubdivion 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 Watkins)  
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
9. **Final Plat with Preliminary Plan:** [C8J-66-029.02.2A - Terrace at Walnut Creek Section One Final Plat](#)  
Location: Highway 290 East, Walnut Creek Watershed  
Owner/Applicant: JB 290, Ltd (E. Butler) & Travis County Housing Finance Corporation (A. Shields)  
Agent: LJA Engineering, Inc. (D. Miller)  
Request: Approval of the Terrace at Walnut Creek Section One Final Plat composed of six lots on 30.16 acres.  
Staff Rec.: **Recommended**  
Staff: [Michael Hettenhausen](#), 512-854-7563  
Travis County/City of Austin Single Office

- 10. Site Plan - Conditional Use Permit:** [SPC-2015-0474C - Pioneer Hill Amenity Center](#)  
Location: 10110 Baden Lane, Walnut Creek Watershed  
Owner/Applicant: DR Horton-Continental Homes of Texas LLP  
Agent: Randall Jones & Associates Engineers Inc. (Chris Caywood P.E.)  
Request: Request approval of a conditional use site plan permit for a community recreation (private) land use within the SF-6-CO zoning district.  
Staff Rec.: **Recommended**  
Staff: [Nikki Hoelter](#), (512)974-2863  
Development Services Department
- 11. Vacation of Right-of-Way:** [#9609 and 9610-1510](#)  
Location: Deer Lane  
Applicant: Danny Miller, P.E. of LJA Engineering  
Owner: WW Deerfield, LTD, and 31 Deerfield, LTD.  
Request: Approve vacation of a portion of the Deer Lane right-of-way, located between Davis Lane and Brodie Lane.  
Staff Rec.: **Recommended**  
Staff: [Eric Hammack](#), 512-974-7079  
Office of Real Estate Services
- 12. Vacation of Right-of-Way:** [F#9357-1404](#)  
Location: Ben Garza Lane / Camino Largo Rd.  
Owner/Applicant: Rancho Garza, Ltd.  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Approve vacation of an unconstructed portion of right-of-way, approximately located at Ben Garza Lane  
Staff Rec.: **Recommended**  
Staff: [Eric Hammack](#), 512-974-7079  
Office of Real Estate Services
- 13. Final Plat:** [C8-2016-0076.0A - Chick-fil-A Marconda Park 620/183; District 6](#)  
Location: 13201 North FM 620, Lake Creek Watershed  
Owner/Applicant: Lowes Home Center, LLC; Chick-fil-A, Inc. (Gary Wyatt; Gregg Lollis)  
Agent: Bury, Inc. (Megan Meyer)  
Request: Approval of Chick-fil-A Marconda Park 620/183 composed of 2 lots on 18.48 acres  
Staff Rec.: **Disapproval**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

14. **Final Plat:** [C8-2014-0251.1A - Heritage Point at Wildhorse Ranch Section 1; District 7](#)  
Location: East Parmer Lane, Gilliland Creek Watershed  
Owner/Applicant: Kimley-Horn & Associates, Inc.  
Agent: Kimley-Horn & Associates, Inc. (Robert Smith)  
Request: Approval of Heritage Point at Wildhorse Ranch Section 1 composed of 117 lots on 37.80 acres  
Staff Rec.: **Disapproval**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
15. **Final Plat with Preliminary Plan:** [C8J-2012-0161.5A - Addison Section 5](#)  
Location: South US 183 Highway, Cottonwood Creek Watershed  
Owner/Applicant: Brookfield Residential (Walter Elias)  
Agent: Peloton Land Solutions (Sarah Thompson)  
Request: Approval of the Addison Section 5 composed of 1 lot on 15.05 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat with Replat:** [C8J-2016-0075.0A - State Farm Section Five; Amended Plat](#)  
Location: 9239 Amberglen Boulevard, Lake Creek Watershed  
Owner/Applicant: Austin Jack, L.L.C, c/o Transwestern (Katherine Hubbard)  
Agent: LJA Engineering & Surveying, Inc. (Danny Miller)  
Request: Approval of the State Farm Section Five; Amended Plat composed of 1 lot on 22.58 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
17. **Final Plat - Amended Plat:** [C8-2016-0078.0A - Oakmount Heights Amended Plat of Lots 9 & 10 Block 6](#)  
Location: 1916 West 37th Street, Shoal Creek Watershed  
Owner/Applicant: 700 Wayside LLC  
Agent: Hector Avila  
Request: Approval of the Oakmount Heights Amended Plat of Lots 9 & 10 Block 6 composed of 2 lots on 0.277 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat with Preliminary Plan:** [C8-2015-0012.1A - Equinox East Section One](#)  
Location: 8515-1/2 East Parmer Lane, Gilleland Creek Watershed  
Owner/Applicant: Austin HB Residential Properties (John McCullough)  
Agent: Charles E. Steinman II (CSF Civil Group)  
Request: Approval of the Equinox East Section One composed of 3 lots on 41.889 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

19. **Final Plat with Preliminary Plan:** [C8J-03-0146.8A - Austin Colony Section 12 Final Plat](#)  
Location: Hunters Bend Road, Elm Creek Watershed  
Owner/Applicant: Qualico CR, LP (Vera Massaro)  
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)  
Request: Approval of the Austin Colony Section 12 Final Plat composed of 104 lots on 17.125 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
20. **Final Plat with Preliminary Plan:** [C8-98-0115.19A - Pioneer Crossing East Section 17](#)  
Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed  
Owner/Applicant: DRH Inc. Controlled Disb  
Agent: Longaro & Clarke LP (Walter Hoysa, P.E.)  
Request: Approval of Pioneer Crossing East Section 17 composed of 107 lots on 32.37 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### D. PRESENTATIONS

1. [Fiscal Year 2016-17 Long-Range Capital Improvement Program Strategic Plan](#)  
Presentation on the FY 2016-17 Long-Range CIP Strategic Plan.  
Staff: [John Warren](#), Senior Business Process Consultant, 512-974-6020  
Capital Planning Office
2. [Mobility Talks](#)  
Mobility Talks presentation to identify and prioritize transportation projects for potential funding and to identify recommended funding options.  
Staff: [Mike Trimble](#), Capital Planning Officer, 512-974-3442  
Capital Planning Office
3. [Sidewalk Master Plan and ADA Transition Plan Update](#)  
Presentation and possible recommendation on the [Sidewalk Master Plan and ADA Transition Plan Update](#).  
Staff: [John Eastman](#), Project Manager, 512-974-7025  
Public Works Department

## **E. NEW BUSINESS**

1. Discussion and possible action on amending the Zoning and Platting Commission Rules and Procedures.

## **F. ITEMS FROM COMMISSION**

## **G. COMMITTEE REPORTS**

Committee on the Comprehensive Plan

Small Area Planning Joint Committee

## **H. 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.