



**Zoning & Platting Commission**

**June 7, 2016 @ 6:00 P.M.**

City Hall – Council Chambers

301 W. 2<sup>nd</sup> Street

Austin, TX 78701

**AGENDA**

Ana Aguirre  
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

**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 May 17, 2016.

## C. PUBLIC HEARINGS

1. **Zoning:**                    [C14-2016-0045 - Austin River Oaks Apartments; District 5](#)  
  
    Location:                    6607 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
    Owner/Applicant:          CPF River Oaks Austin, LLC (John R. Wooten)  
    Agent:                        Graves, Dougherty, Hearon & Moody, P.C. (Peter J. Cesaro)  
    Request:                      I-RR to MF-2  
    Staff Rec.:                   **Recommended**  
    Staff:                         Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
                                      Planning and Zoning Department
  
2. **Rezoning:**                [C14-2016-0046 - 7720 & 7800 South 1st Street; District 2](#)  
  
    Location:                    7720 and 7800 South 1st Street, South Boggy Creek Watershed  
    Owner/Applicant:          Adam Diaz  
    Request:                      CS-CO; GR-CO to CS-CO; GR-CO, to change conditions of zoning  
    Staff Rec.:                   **Recommended with conditions**  
    Staff:                         Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
                                      Planning and Zoning Department
  
3. **Rezoning:**                [C14-2016-0016 - Loma Vista; District 1](#)  
  
    Location:                    Hidden West Boulevard, Walnut Creek and Elm Creek Watersheds  
    Owner/Applicant:          Roberts Resorts (Scott Roberts)  
    Agent:                        Conley Engineering (Carl Conley)  
    Request:                      LI-CO to MH  
    Staff Rec.:                   **Recommendation of MH-CO**  
    Staff:                         Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
                                      Planning and Zoning Department
  
4. **Rezoning:**                [C14-2016-0044 - Pond Springs Development; District 6](#)  
  
    Location:                    13130 Pond Springs Road, Lake Creek Watershed  
    Owner/Applicant:          Wood Maderas, Ltd. (Mark Woods)  
    Agent:                        Richmond Properties, L.P. (David M. Spatz)  
    Request:                      GR-CO to GR-MU  
    Staff Rec.:                   **Recommended**  
    Staff:                         Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
                                      Planning and Zoning Department

5. **Zoning:** [C814-2015-0074 - The Grove at Shoal Creek PUD; District 10](#)
- Location: 4205 Bull Creek Road, Shoal Creek Watershed  
 Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Unzoned to PUD  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning and Zoning Department
6. **Final Plat with Preliminary:** [C8-2012-0086.2A - Avana Phase 2, Section 2; District 8](#)
- Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek/Bear Creek Watersheds-Barton Springs Zone  
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
 Agent: LJA Engineering & Surveying (John Clark)  
 Request: Approval of Avana Phase 2, Section 2 composed of 78 lots on 44 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
7. **Final Plat with Preliminary:** [C8J-03-0146.7A - Austin's Colony Section 13 Final Plat](#)
- Location: Hartsmith Drive, Elm Creek Watershed  
 Owner/Applicant: Qualico AC, L.P. (Vera Massaro)  
 Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)  
 Request: Approval of the Austin's Colony Section 13 Final Plat composed of 92 total lots on 23.59 acres  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, 512-854-7563, michael.hettenhausen@traviscountytexas.gov  
 Travis County/City of Austin Single Office
8. **Final Plat with Preliminary:** [C8-2013-0092.01.2A - Springfield Section 4, District 2](#)
- Location: East William Cannon Drive (Springfield Drive), Cottonmouth Creek Watershed  
 Owner/Applicant: KB Home Lonestar, LP (John Zinsmeyer)  
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
 Request: Approve a final plat out of an approved preliminary for 86 lots on 17.811 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department

- 9. Site Plan Conditional Use Permit:** [SPC-2015-0440A - XYZ Lounge in the Aloft Hotel at Lakeline](#)
- Location: 14020 North U.S. Highway Service Road Southbound, Lake Creek Watershed
- Owner/Applicant: Consort, Inc. (Ben Turner)
- Agent: Pure Lodging Hospitality, LLC (Andy Patel)
- Request: Conditional Use Permit for a cocktail lounge within a hotel.
- Staff Rec.: **Recommended**
- Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov  
Development Services Department
- 10. Resubdivision:** [C8-2015-0212.0A - Resubdivision of Lot 5, Block A, Harris Ridge Business Center Subdivision](#)
- Location: 1100 E. Howard Lane, Harris Branch Watershed
- Owner/Applicant: Howard-Harris Development (Ben Grieder)
- Agent: Hanrahan-Pritchard Engineering (Ron Pritchard)
- Request: Approval of the resubdivision composed of two lots on 6.87 acres.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department
- 11. Final Plat:** [C8J-2016-0104.0A - L&I Number 2 Resubdivision](#)
- Location: 8517-8916 Linden Road, Maha Creek Watershed
- Owner/Applicant: JF Guevara Air Conditioning (Jose Guevara)
- Agent: Lenworth Consulting, LLC (Nash Gonzalez Jr.)
- Request: Approval of L&I Number 2 Resubdivision composed of 6 lots on 8.96 acres.
- Staff Rec.: **Disapproval**
- Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department
- 12. Final Plat:** [C8J-2016-0097.0A - River Dance Phase Two](#)
- Location: 632 South Quinlan Park Road, Lake Austin Watershed
- Owner/Applicant: William Wiemann
- Agent: Pritchard Associates (Jim Pritchard)
- Request: Approval of River Dancer Phase Two composed of 2 lots on 26.29 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 13. Final Plat:** [C8J-2016-0099.0A - Westbrook Subdivision](#)
- Location: 7401 McAngus Road, Dry Creek East Watershed  
 Owner/Applicant: Elroy Farm, LLC  
 Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)  
 Request: Approval of the Westbrook Subdivision composed of 1 lot on 1.74 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 14. Final Plat:** [C8J-2016-0101.0A - Upper East End Subdivision](#)
- Location: 3010 East Howard Lane, Gilleland Creek Watershed  
 Owner/Applicant: MMK Properties LLC  
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr. P.E.)  
 Request: Approval of the Upper East End Subdivision composed of 98 lots on 29.09 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 15. Final Plat with Preliminary:** [C8J-2008-0048.3A - Eastwood Section 1](#)
- Location: South FM 973 Road, Gilleland Creek Watershed  
 Agent: Randall Jones & Associates Engineering, Inc. (Andrew Chanis)  
 Request: Approval of Eastwood Section 1 composed of 81 lots on 35.61 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 16. Final Plat - Amended Plat:** [C8J-2016-0096.0A - Bruton Springs](#)
- Location: 10902 River Terrace, Lake Austin Watershed  
 Owner/Applicant: Ames Family Trust dated 5/31/00, by Brett Ames, Trustee & A-3 Commons Ford LLC (Brett Ames)  
 Agent: Sprouse Shrader Smith PLLC (Courtney Mogonye)  
 Request: Approval of Bruton Springs composed of 2 lots on 5.25 acres  
 Staff Rec.: **Disapproval**
- 17. Final Plat:** [C8J-2016-0106.0A - Leija Subdivision](#)
- Location: 10823 Old Lockhart Road, Marble Creek Watershed  
 Owner/Applicant: Lunaire Group LP (Leija Graciela)  
 Agent: Cuatro Consultants, Ltd.  
 Request: Approval of the Leija Subdivision composed of 5 lots on 10.1 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## D. NEW BUSINESS

1. Discussion and recommendation of Members of the Zoning and Platting Commission to be forwarded to the Austin City Council for consideration of appointment to the Codes and Ordinances Joint Committee.
2. Discussion and recommendation of Members of the Zoning and Platting Commission to be forwarded to the Austin City Council for consideration of appointment to the Comprehensive Plan Joint Committee.
3. Discussion and possible creation of a Working Group tasked with reviewing and completing the Annual Internal Review of the Zoning and Platting Commission.

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

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

#### **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.