



Zoning & Platting Commission

June 21, 2016 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd 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 June 7, 2016.

C. PUBLIC HEARINGS

- 1. 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
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0036 - Abhyas Kendra 1 Inc.; District 10](#)
Location: 12636 Research Boulevard, Suite C-108, Walnut Creek Watershed
Owner/Applicant: Hsu Realty Company, Inc. (Chi-Kao Hsu)
Agent: Abhyas Kendra 1 Inc. (Venkataramana Gudipalli)
Request: LO to LR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0163 - Wey Tract Rezoning; District 5](#)
Location: 900 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Yuh-Jan and Yecu-Chyn Wey
Agent: Coats Rose (John Joseph)
Request: DR to SF-6
Staff Rec.: **Postponement request by the Staff to July 5, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0047 - 6709 Circle S Road Rezoning; District 2](#)
Location: 6709 Circle S Road, Williamson Creek Watershed
Owner/Applicant: Pleasant Hill Baptist Church Austin (Chris Cassell; John Ellis)
Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
Request: SF-3; MF-3 to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 5. Resubdivision:** [C8J-2015-0118.0A - Neuse Subdivision, Resubdivision of Lot 2, Park 22 Phase A; District 10](#)
Location: 8507 Cuesta Court, West Bull Creek Watershed
Owner/Applicant: Douglas M. Neuse & Patricia A. Lee
Agent: I.T. Gonzalez Engineering (I.T. Gonzalez)
Request: Approval of the resubdivision of an existing lot into a one lot subdivision on 2.105 acres.
Staff Rec.: **Recommended; Postponement request by Staff to July 5, 2016**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

6. **Final Plat:** [C8J-2011-0065.5A - Avana Phase 1, Section 5; District 8](#)
Location: Escarpment Boulevard, Bear Creek and Slaughter 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 1, Section 5 final plat composed of 19 lots on 4.37 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
7. **Total Plat Vacation:** [C8J-2014-0132.0A\(VAC\) - Resubdivision of Lot 1, Block A of the State Farm Section 5](#)
Location: 9205 Amberglen Boulevard, Lake Creek Watershed
Owner/Applicant: Austin Jack, LLC
Agent: LJA Engineering & Surveying (Danny Miller)
Request: Approval of the total vacation of the Resubdivision of Lot 1, Block A of the State Farm Section 5 subdivision. The applicant proposed to vacate three lots back into the original 1 lot.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Final Plat:** [C8-2016-0116.0A - McCoy Oaks, District 2](#)
Location: 7016 Circle S Road, South Boggy Creek Watershed
Owner/Applicant: Hector Avila
Agent: Bush Surveying (Holt Carson)
Request: Approval of McCoy Oaks composed of 2 lots on 0.359 acres.
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
9. **Final Plat:** [C8J-2016-0115.0A - Lynd at Lake Travis](#)
Location: 2306 North FM 620 Road, Running Deer Creek Watershed
Owner/Applicant: 1968 Sunridge Ranch, LLC, 1024 Sunridge, LLC, and 2010 Sunridge, LLC (Nina Radojevich-Kelley)
Agent: Big Red Dog Engineering / Consulting
Request: Approval of Lynd at Lake Travis composed of 1 lot on 37.43 acres.
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

10. **Final Plat with Preliminary:** [C8-2016-0109.4A - Pioneer Crossing East Section 15](#)
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc. c/o Tom Capital Associates, Inc. (Bernard Grenon)
Agent: Continental Homes of Texas, LP (Kevin Pape)
Request: Approval of the Pioneer Crossing East Section 15 subdivision. The proposed plat is composed of 26 lots on 6.46 acres.
Staff Rec.: **Disapproval**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
11. **Final Plat with Preliminary:** [C8-2016-0109.5A - Pioneer Crossing East Section 16](#)
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc. c/o Tom Capital Associates, Inc. (Bernard Grenon)
Agent: Continental Homes of Texas, LP (Kevin Pape)
Request: Approval of the Pioneer Crossing East Section 16 subdivision. The proposed plat is composed of 25 lots on 14.86 acres.
Staff Rec.: **Disapproval**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
12. **Final Plat with Preliminary:** [C8-06-0232.01.3A - Bellingham Meadows Section 3](#)
Location: Farmhaven Road, Gilleland Creek Watershed
Owner/Applicant: CADG Bellingham Meadows, LLC (Mehrdad Moayed)i
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of Bellingham Meadows Section 3 composed of 95 lots on 38.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Preliminary Plan:** [C8J-2016-0112 - Stoney Ridge C-3 \(SFAR\) Residential Preliminary Plan \(Withdraw / Resubmittal of C8J-2015-0067\); District 2](#)
Location: 7110 Heine Farm Road, Dry Creek East Watershed
Agent: Carlson, Brigance, and Doering, Inc. (Bill Couch)
Request: Approval of Stoney Ridge C-3 (SFAR) Residential Preliminary Plan (Withdraw / Resubmittal of C8J-2015-0067) composed of 104 lots on 16.51 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Final Plat with Preliminary:** [C8-2016-0109.6A - Pioneer Crossing East Section 18](#)
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc. c/o Tom Capital Associates, Inc. (Bernard Grenon)
 Agent: Continental Homes of Texas, LP (Kevin Pape)
 Request: Approval of the Pioneer Crossing East Section 18 subdivision. The proposed plat is composed of 168 lots on 32.16 acres.
 Staff Rec.: **Disapproval**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
- 15. Final Plat with Preliminary:** [C8J-2014-0058.1A - Heritage Oaks At Pearson Ranch East](#)
 Location: Pearson Ranch Road, South Brushy Creek Watershed
 Owner/Applicant: England Ranch NE, LP. (Joseph England, Sr.)
 Agent: Big Red Dog Engineering (Bailey Harrington)
 Request: Approval of the Heritage Oaks at Pearson Ranch East composed of 1 lot on a 41.42 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat:** [C8-2016-0114.0A - Town & Country Village Addition Sec. 3, Block A, Lot 3; District 6](#)
 Location: 12860 North U.S. Highway 183, Rattan Creek Watershed
 Owner/Applicant: Neiman Properties (Darcy Shorman)
 Agent: Cunningham-Allen Inc. (Sharon Teague, P.E.)
 Request: Approval of the Town & Country Village Addition Section 3 Lot 3, Block A composed of 5 lots on 5.795 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat:** [C8-2016-0113.0A - 5600 Driftwood Drive; District 10](#)
 Location: 5600 Driftwood Drive, Bull Creek Watershed
 Owner/Applicant: King David Investments, LP (Patrick Easter)
 Agent: Texas Engineering Solutions, LLC (Justin Lange)
 Request: Approval of 5600 Driftwood Drive composed 2 lots on 0.43 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

E. ITEMS FROM THE COMMISSION

F. COMMITTEE REPORTS

Facilitator: [Ivan Naranjo](#), 512-974-7469
 City Attorney: [Robert Davis](#), 512-974-2188

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.